

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1  
AGENDA**

**July 30, 2018**

TO: THE BOARD OF DIRECTORS AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of North Austin Municipal Utility District No. 1 will hold a special meeting on **Monday, July 30, 2018, at 6:00 p.m.**, at the Rattan Creek Community Center, 7617 Elkhorn Mountain Trail, Austin, Texas. The following matters will be considered and may be acted upon at the meeting:

**WORK SESSION**

1. Review Certified Appraised Value;
2. Work session on 2018-2019 budget;
3. Such other matters as may come before the Board, including future agenda items.

**The Board of Directors is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include receiving legal advice from its attorney (Texas Gov't Code, §551.071); discussing real property matters (§551.072); discussing gifts and donations (§551.073); discussing personnel matters (§551.074); discussing security personnel or devices (§551.076); or discussing information technology security practices (§551.089). If the Board of Directors determines to go into executive session on any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.**

(SEAL)



  
\_\_\_\_\_  
Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and access to communications will be provided upon request. For questions, please call (512) 435-2300. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988. All other questions should be directed to Crossroads Utility, (512) 246-1400.

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

Blanca Zamora-Garcia  
Chairperson  
Bruce Grube  
Vice Chairperson  
Ed Keller  
Secretary/Treasurer



Marya Crigler  
Chief Appraiser

## BOARD MEMBERS

Theresa Bastian  
Tom Buckle  
Bruce Elfant  
Kristoffer S. Lands  
Anthony Nguyen  
Eleanor Powell  
James Valadez

July 15, 2018

NORTH AUSTIN MUD NO 1  
ALAN MCNEIL, PRESIDENT  
ARMBRUST & BROWN PLLC  
100 CONGRESS AVE STE 1300  
AUSTIN, TX 78701-2744

Enclosed is the 2018 Certification information for your taxing unit. The value remaining under protest is reported pursuant to Section 26.01(c) of the Texas Property Tax Code (the owner's opinion of value or the preceding year's value, whichever is lower) and is a conservative estimate.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler".

Marya Crigler  
Chief Appraiser  
mcrigler@tcadcentral.org  
(512) 834-9317 ext. 337

# TRAVIS CENTRAL APPRAISAL DISTRICT

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## CERTIFICATION OF 2018 APPRAISED VALUES

July 15, 2018

NORTH AUSTIN MUD NO 1

Jurisdiction No. 2N

Entity ID: 1396104

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the 2018 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL		PROPERTY UNDER PROTEST	
Number of Accounts	Market Values	Number of Accounts	Market Values
364	119,327,552	10	2,553,783
<u>33</u>	<u>2,268,841</u>	<u>0</u>	<u>0</u>
397	121,596,393	10	2,553,783
		REAL PROPERTY	
		PERSONAL PROPERTY	
		TOTAL	
EXEMPTIONS			
Number of Accounts	Exemption Amount		Number of Accounts
		AG	
	7,032,309	HOMESTEAD CAP ABATEMENT	196,606
		CHODO / CLT/ LIH	
4	40,000	DISABLED PERSON	
3	29,000	DISABLED VETERAN	
		DISABLED VETERAN HS	
		ECONOMIC DEV	
		ENERGY	
1	1,250	EXEMPT	
		EXEMPT 366	
		FREEPORT	
		GOODS IN TRANSIT	
		HISTORIC	
		HOMESTEAD	
72	719,300	HOMESTEAD OV65	3
		POLLUTION CONTROL	
3	26,616	SOLAR	
		VEHICLE	
	113,747,918	NET AFTER EXEMPTIONS	2,327,177
		SECTION 26.01 (c) VALUE UNDER PROTEST :	1,974,611
NET TAXABLE VALUE			
			115,722,529

MARYA CRIGLER  
 CHIEF APPRAISER

Page 2 of 3



## 2018 CERTIFICATION INFORMATION

July 15, 2018

NORTH AUSTIN MUD NO 1

Juris: 2N

Entity 1396104

A. 2017 total taxable value	104,803,611
B. 2017 tax ceiling	
C. 2017 taxable value lost because of court appeals	617,088
D. The amount of taxable value lost due to deannexation	
E1. The amount exempt for the first time in 2018	60,000
E2. The amount exempt due to an increased exemption	
F. The amount of 2017 taxable value lost due to new productivity valuation in 2018	
G. The amount of 2018 taxable value exempted for pollution control	
H. 2018 tax ceiling	
I. The amount of taxable value added to the roll since Jan 1, 2017 by annexation	
J. The 2018 taxable value of new improvements added to the appraisal roll since Jan 1, 2017	
K. 2018 average appraised value of properties with a homestead exemption	282,741
L. 2018 average taxable value of properties with a homestead exemption	256,831
M. 2017 average appraised value of properties with a homestead exemption	233,652
N. 2017 average taxable value of properties with a homestead exemption	233,081
O. 2018 tax base reduction due to frozen taxes	
P. 2018 Over-65 collectible levy	
Q1. Tax Increment Finance captured value	
Q2. Tax Increment Finance levy	
R1. 2018 taxable value of Chapter 313 limitation (ECO exemption)	
R2. 2017 taxable value of Chapter 313 limitation (ECO exemption)	

2018 Total appraised value of all property	124,150,176
2018 Total appraised value of all new property	
2018 Total taxable value of all property	115,722,529
2018 Total taxable value of all new property	
2017 Total appraised value of all property	105,757,226
2017 Total appraised value of all new property	
2017 Total taxable value of all property	104,803,611
2017 Total taxable value of all new property	

Chief Appraiser:  
Alvin Lankford

# Williamson Central Appraisal District



Board of Directors  
Chairman: Charles Chadwell  
Vice-Chairman: Harry Gibbs  
Secretary: Donald L. Hisle  
Board Member: Rufus Honeycutt  
Board Member: Jon Jewett  
Board Member: Larry Gaddes

## CERTIFIED 2018 VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2018 value for the following jurisdiction is:

Approved Appraisal Roll		N Aus MUD # 1	Property Under Protest	
No. of Accounts	Market Value	M15	No. of Accounts	Market Values
2,657	\$1,157,158,783	Real Property	37	\$9,330,317
59	\$22,484,027	Personal Property	80	\$13,091,180
2,716	\$1,179,642,810	Total	117	\$22,421,497
<i>Exemptions</i>				
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
1,743		HS Homestead Local	30	
		HS Homestead State		
288	\$2,692,379	O65 Local	2	\$20,000
		O65 State		
32	\$289,174	DP Local		
		DP State		
		PRO(prorated)		
19	\$182,237	DV (disable vet)		
11	\$2,930,158	DV (disable vet 100%)		
		AB		
		FP		
3	\$896	HB366	1	\$66
		PC		
		VEH		
9	\$130,288	SOL		
		CHDO04		
1	\$10,275	MUV		
		WSA		
1	\$51,354	SPEcAuto	11	\$2,977,769
		HT		
		FRSS		
		CDV		
61	\$522,528	<i>HomeStead Cap Adjustment</i>	7	\$123,872
	\$1,163,051,061	<i>Net taxable (Before Freeze)</i>		\$19,299,790
		<i>Taxpayer's Estimate of Value (under review):</i>		\$11,579,874

Printed on 7/17/2018 by Chief Appraiser

Chief Appraiser:  
Alvin Lankford

# Williamson Central Appraisal District



Board of Directors  
Chairman: Charles Chadwell  
Vice-Chairman: Harry Gibbs  
Secretary: Donald L. Hisle  
Board Member: Rufus Honeycutt  
Board Member: Jon Jewett  
Board Member: Larry Gaddes

## CERTIFICATION OF 2018 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2018 value for the following jurisdiction is:

Taxing Unit M15 - N Aus MUD # 1

Taxable Value	(Line 1)	2017 Total Taxable value	\$1,109,776,801
	(Line 2)	2017 Tax Ceilings	\$0
	(Line 18)	2018 Tax Ceilings	
	(Line 3)	Preliminary 2017 adjusted taxable value	\$1,109,776,801
	(Line 4)	2017 Total Adopted Tax Rate	0.288000
(Line 8)		2017 taxable value lost because property first qualified for an exemption on 2018.	
	(8A)	Absolute Exemption	\$0
	(8B)	Partial Exemptions	\$249,422
	(8C)	Value Loss	\$249,422
(Line 9)		2017 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 2018.	
	(9A)	2017 Market Value	\$0
	(9B)	2018 Productivity or special appraisal value	\$0
	(9C)	Value Loss	\$0
(Line 16)		Total 2017 Taxable value on the 2017 certified appraisal roll today.	
	(16A)	Certified Values	\$1,163,051,061
	(17A)	Certified Taxable Under Protest	\$11,579,874

	A1 state code			Homestead		
	No. Properties	Value	Average	No. Properties	Value	Average
2017 Market Value	2546	\$650,386,276.00		1788	\$477,611,042.00	
2017 Taxable Value	2546	\$641,230,260.00		1788	\$468,492,026.00	
2018 Market Value	2557	\$680,506,814.00		1773	\$491,858,597.00	
2018 Taxable Value	2557	\$673,616,178.00		1773	\$484,989,961.00	

Printed on 7/24/2018 by Chief Appraiser

\*(Corresponds to line of Effective Tax Rate Report)



*"We will provide quality service with the highest standards of professionalism, integrity and respect. We will uphold these standards while providing an accurate, fair and cost-effective appraisal roll in compliance with the laws of the State of Texas."*

## North Austin MUD #1 - Williamson County (M15)

2017 Taxable Values Lost Because Court Appeals of ARB Decision Reduced 2017 Appraised Value (as of 7/12/18):

A.	Original 2017 ARB Values:	<u>\$105,548,634</u>
B.	2017 Values Resulting from Final Court Decisions	<u>\$104,300,000</u>
C.	2017 Value Loss. Subtract B from A.	<u>(1,248,634)</u>

# Assessment Roll Grand Totals Report

WCAD

Tax Year: **2018** As of: **Certification**

**M15 - N Aus MUD # 1 (ARB Approved Totals)**

**Number of Properties: 2716**

## Land Totals

Land - Homesite	(+)	\$133,419,450		
Land - Non Homesite	(+)	\$71,288,865		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$204,708,315</b>	<b>(+)</b>	<b>\$204,708,315</b>

## Improvement Totals

Improvements - Homesite	(+)	\$542,484,480		
Improvements - Non Homesite	(+)	\$409,965,988		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$952,450,468</b>	<b>(+)</b>	<b>\$952,450,468</b>

## Other Totals

Personal Property (59)		\$22,484,027	(+)	\$22,484,027
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$1,179,642,810</b>
<b>Total Market Value 100%</b>			<b>(=)</b>	<b>\$1,249,247,593</b>
<b>Total Homestead Cap Adjustment (61)</b>				<b>(-) \$522,528</b>
<b>Total Exempt Property (20)</b>				<b>(-) \$8,589,796</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>	<b>(-)</b>	<b>\$0</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$1,170,530,486</b>

## Exemptions

			<b>(HS Assd</b>	<b>483,583,196 )</b>
(HS) Homestead Local (1743)	(+)	\$0		
(HS) Homestead State (1743)	(+)	\$0		
(O65) Over 65 Local (288)	(+)	\$2,692,379		
(O65) Over 65 State (288)	(+)	\$0		
(DP) Disabled Persons Local (32)	(+)	\$289,174		
(DP) Disabled Persons State (32)	(+)	\$0		
(DV) Disabled Vet (19)	(+)	\$182,237		
(DVX/MAS) Disabled Vet 100% (11)	(+)	\$2,930,158		
(AUTO) Lease Vehicles Ex (1)	(+)	\$51,354		
(SOL) Solar (9)	(+)	\$130,288		
(BI) Business Inventory (78)	(+)	\$1,192,664		
(HB366) House Bill 366 (3)	(+)	\$896		
(MUV) Bus/Pers Mix Use Vehicle Ex-HB 1022 (1)	(+)	\$10,275		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$7,479,425</b>	<b>(-)</b>	<b>\$7,479,425</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$1,163,051,061</b>



# Assessment Roll Grand Totals Report

WCAD

Tax Year: 2018 As of: Certification

M15 - N Aus MUD # 1 (Under ARB Review Totals)

Number of Properties: 117

## Land Totals

Land - Homesite	(+)	\$1,913,362		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$1,913,362</b>	<b>(+)</b>	<b>\$1,913,362</b>

## Improvement Totals

Improvements - Homesite	(+)	\$7,416,955		
Improvements - Non Homesite	(+)	\$0		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$7,416,955</b>	<b>(+)</b>	<b>\$7,416,955</b>

## Other Totals

Personal Property (80)		\$13,091,180	(+)	\$13,091,180
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$22,421,497</b>
<b>Total Market Value 100%</b>			<b>(=)</b>	<b>\$22,940,145</b>
<b>Total Homestead Cap Adjustment (7)</b>				<b>(-) \$123,872</b>
<b>Total Exempt Property (0)</b>				<b>(-) \$0</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>	<b>(-)</b>	<b>\$0</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$22,297,625</b>

## Exemptions

			<b>(HS Assd</b>	<b>7,629,001 )</b>
(HS) Homestead Local (30)	(+)	\$0		
(HS) Homestead State (30)	(+)	\$0		
(O65) Over 65 Local (2)	(+)	\$20,000		
(O65) Over 65 State (2)	(+)	\$0		
(AUTO) Lease Vehicles Ex (11)	(+)	\$2,977,769		
(HB366) House Bill 366 (1)	(+)	\$66		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$2,997,835</b>	<b>(-)</b>	<b>\$2,997,835</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$19,299,790</b>

# Assessment Roll Grand Totals Report

WCAD

Tax Year: 2017 As of: Supplement 12

M15 - N Aus MUD # 1 (ARB Approved Totals)

Number of Properties: 2768

## Land Totals

Land - Homesite	(+)	\$124,867,942		
Land - Non Homesite	(+)	\$69,803,829		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$194,671,771</b>	<b>(+)</b>	<b>\$194,671,771</b>

## Improvement Totals

Improvements - Homesite	(+)	\$526,981,755		
Improvements - Non Homesite	(+)	\$374,672,605		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$901,654,360</b>	<b>(+)</b>	<b>\$901,654,360</b>

## Other Totals

Personal Property (154)		\$35,528,127	(+)	\$35,528,127
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$1,131,854,258</b>
<b>Total Market Value 100%</b>			<b>(=)</b>	<b>\$1,200,569,548</b>
<b>Total Homestead Cap Adjustment (624)</b>				<b>(-) \$3,159,816</b>
<b>Total Exempt Property (20)</b>				<b>(-) \$8,560,363</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>		<b>(-) \$0</b>
<b>Total Assessed</b>				<b>(=) \$1,120,134,079</b>

## Exemptions

			<b>(HS Assd</b>	<b>474,451,226 )</b>
(HS) Homestead Local (1788)	(+)	\$0		
(HS) Homestead State (1788)	(+)	\$0		
(O65) Over 65 Local (277)	(+)	\$2,589,039		
(O65) Over 65 State (277)	(+)	\$0		
(DP) Disabled Persons Local (31)	(+)	\$279,145		
(DP) Disabled Persons State (31)	(+)	\$0		
(DV) Disabled Vet (24)	(+)	\$220,461		
(DVX/MAS) Disabled Vet 100% (12)	(+)	\$2,784,219		
(AUTO) Lease Vehicles Ex (23)	(+)	\$4,348,710		
(HB366) House Bill 366 (9)	(+)	\$2,093		
(SOL) Solar (8)	(+)	\$123,336		
(MUV) Bus/Pers Mix Use Vehicle Ex-HB 1022 (1)	(+)	\$10,275		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$10,357,278</b>		<b>(-) \$10,357,278</b>
<b>Net Taxable (Before Freeze)</b>				<b>(=) \$1,109,776,801</b>

# Assessment Roll Grand Totals Report

WCAD

Tax Year: 2017 As of: Supplement 12

M15 - N Aus MUD # 1 (Under ARB Review Totals)

Number of Properties: 2

## Land Totals

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

## Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$0</b>	<b>(+)</b>	<b>\$0</b>

## Other Totals

Personal Property (2)		\$10,962	(+)	\$10,962
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$10,962</b>
<b>Total Market Value 100%</b>			<b>(=)</b>	<b>\$10,962</b>
<b>Total Homestead Cap Adjustment (0)</b>				<b>(-) \$0</b>
<b>Total Exempt Property (0)</b>				<b>(-) \$0</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>		<b>(-) \$0</b>
<b>Total Assessed</b>				<b>(=) \$10,962</b>

## Exemptions

			<b>(HS Assd</b>	<b>0 )</b>
(HB366) House Bill 366 (1)	(+)	\$210		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$210</b>		<b>(-) \$210</b>
<b>Net Taxable (Before Freeze)</b>				<b>(=) \$10,752</b>

# 2018 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: M15 - N Aus MUD # 1

2017 Values of Supplement 224

Line	Activity	Amount/Rate
1.	<b>2017 total taxable value.</b> Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). <sup>1</sup>	\$1,109,776,801
2.	<b>2017 tax ceilings.</b> Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$0
3.	<b>Preliminary 2017 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$
4.	<b>2017 total adopted tax rate.</b>	0.288000
5.	<b>2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value.</b>  A. <b>Original 2017 ARB Values:</b> <span style="float: right;">\$ _____</span> B. <b>2017 values resulting from final court decisions:</b> - <span style="float: right;">\$ _____</span> C. <b>2017 value loss.</b> Subtract B from A. <sup>3</sup>	\$
6.	<b>2017 taxable value, adjusted for court-ordered reductions.</b> Add Line 3 and Line 5C.	\$
7.	<b>2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017.</b> Enter the 2017 value of property in deannexed territory. <sup>4</sup>	\$0
8.	<b>2017 taxable value lost because property first qualified for an exemption in 2018.</b> Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount	

<sup>1</sup> Tex. Tax Code § 26.012(14)

<sup>2</sup> Tex. Tax Code § 26.012(14)

<sup>3</sup> Tex. Tax Code § 26.012(13)

<sup>4</sup> Tex. Tax Code § 26.012(15)

Line	Activity	Amount/Rate
	and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions. A. <b>Absolute exemptions.</b> Use 2017 market value <u>\$0</u> B. <b>Partial exemptions.</b> 2018 exemption amount or 2018 percentage exemption times 2017 value: <u>+ \$249,422</u> C. <b>Value loss.</b> Add A and B. <sup>5</sup>	\$249,422
9.	<b>2017 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 2018.</b> Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017. A. <b>2017 market value:</b> <u>\$0</u> B. <b>2018 productivity or special appraised value:</b> - <u>\$0</u> C. <b>Value loss.</b> Subtract B from A. <sup>6</sup>	\$0
10.	<b>Total adjustments for lost value.</b> Add Lines 7, 8C and 9C.	\$
11.	<b>2017 adjusted taxable value.</b> Subtract Line 10 from Line 6	\$
12.	<b>Adjusted 2017 taxes.</b> Multiply Line 4 by Line 11 and divide by \$100.	\$
13.	<b>Taxes refunded for years preceding tax year 2017.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code 25.25(b) and (c) corrections and Tax Code 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017. <sup>7</sup>	\$
14.	<b>Taxes in tax increment financing (TIF) for tax year 2017.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0. <sup>8</sup>	\$
15.	<b>Adjusted 2017 taxes with refunds and TIF adjustment.</b> Add Lines 12 and 13, subtract line 14. <sup>9</sup>	\$
16.	<b>Total 2018 taxable value on the 2018 certified appraisal roll today.</b> This value	\$

<sup>5</sup> Tex. Tax Code § 26.012(15)

<sup>6</sup> Tex. Tax Code § 26.012(15)

<sup>7</sup> Tex. Tax Code § 26.012(13)

<sup>8</sup> Tex. Tax Code § 26.03(c)

<sup>9</sup> Tex. Tax Code § 26.012(13)

Line	Activity	Amount/Rate
	<p>includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.<sup>10</sup></p> <p>A. <b>Certified values:</b> <u>\$1,163,051,061</u></p> <p>B. <b>Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: <u>+ \$</u></p> <p>C. <b>Pollution control exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control property: <u>- \$0</u></p> <p>D. <b>Tax increment financing:</b> Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.<sup>11</sup> <u>-\$</u></p> <p>E. <b>Total 2018 value.</b> Add A and B, then subtract C and D.</p>	
17.	<p><b>Total value of properties under protest or not included on certified appraisal roll.<sup>12</sup></b></p> <p>A. <b>2018 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.<sup>13</sup> <u>\$</u></p> <p>B. <b>2018 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value,</p>	\$

<sup>10</sup> Tex. Tax Code § 26.012(15)

<sup>11</sup> Tex. Tax Code § 26.03(c)

<sup>12</sup> Tex. Tax Code § 26.01(c)

<sup>13</sup> Tex. Tax Code §§ 26.04 and 26.041

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. <sup>14</sup> + \$ _____	
	<b>C. Total value under protest or not certified.</b> Add A and B.	
18.	<b>2018 tax ceilings.</b> Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>15</sup>	\$0
19.	<b>2018 total taxable value.</b> Add Lines 16E and 17C. Subtract Line 18.	\$
20.	<b>Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017.</b> Include both real and personal property. Enter the 2018 value of property in territory annexed. <sup>16</sup>	\$0
21.	<b>Total 2018 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2018. <sup>17</sup>	\$18,964,395
22.	<b>Total adjustments to the 2018 taxable value.</b> Add Lines 20 and 21.	\$
23.	<b>2018 adjusted taxable value.</b> Subtract Line 22 from Line 19.	\$
24.	<b>2018 effective tax rate.</b> Divide Line 15 by Line 23 and multiply by \$100. <sup>18</sup>	\$
25.	<b>COUNTIES ONLY.</b> Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate. <sup>19</sup>	\$

A county, city or hospital district that adopted the additional sales tax in November 2017 or in May 2018 must adjust its effective tax rate. The *Additional Sales Tax Rate Worksheet* sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

<sup>14</sup> Tex. Tax Code §§ 26.04 and 26.041

<sup>15</sup> Tex. Tax Code § 26.012(6)

<sup>16</sup> Tex. Tax Code § 26.012(17)

<sup>17</sup> Tex. Tax Code § 26.012(17)

<sup>18</sup> Tex. Tax Code § 26.04(c)

<sup>19</sup> Tex. Tax Code § 26.04(d)

# Effective Tax Rate Report

Tax Year: 2018

Taxing Unit: M15 - N Aus MUD # 1

## NEW EXEMPTIONS:

	COUNT	2017 ABSOLUTE EX VALUES	2018 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	79		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	25		\$239,422
NEW DP EXEMPTIONS	1		\$10,000
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 PC EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$249,422
2017 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2018	(=)	\$249,422

## 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 ANNEXED PROPERTY:	\$0
------------------------------------------	-----

## NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0
2017 MARKET	\$0
2018 USE (-)	\$0
VALUE LOST DUE TO AG APPLICATIONS: (=)	\$0 (\$0 Taxable)

## NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE <sup>1</sup>	NEW CURRENT TAXABLE <sup>2</sup>
<b>NEW IMPROVEMENTS</b>	<b>29</b>	<b>\$25,493,085</b>	<b>\$18,919,517</b>
RESIDENTIAL	28	\$5,823,864	\$4,512,596
COMMERCIAL	1	\$19,669,221	\$14,406,921
OTHER	0	\$0	\$0
<b>NEW ADDITIONS</b>	<b>13</b>	<b>\$3,826,148</b>	<b>\$44,879</b>



RESIDENTIAL	13	\$3,826,148	\$44,879
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	0	\$0	\$0
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$29,319,233	\$18,964,395

<b>2017 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)</b>	\$1,109,776,801
<b>2017 OA DP FROZEN TAXABLE</b>	\$0
<b>2017 TAX RATE</b>	0.2880
<b>2017 OA DP TAX CEILING</b>	\$0
<b>2018 CERTIFIED TAXABLE</b>	\$1,163,051,061
<b>2018 TAXABLE UNDER PROTEST</b>	\$19,299,790
<b>2018 OA FROZEN TAXABLE</b>	\$0
<b>2018 DP FROZEN TAXABLE</b>	\$0
<b>2018 TRANSFERRED OA FROZEN TAXABLE</b>	\$0
<b>2018 TRANSFERRED DP FROZEN TAXABLE</b>	\$0
<b>2018 OA FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2018 DP FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2018 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2018 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2018 APPRAISED VALUE</b>	\$1,192,828,111
<b>2018 OA DP TAX CEILING</b>	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

<b>2017 total taxable value.</b>	<b>1.</b>	<b>\$1,109,776,801</b>
<b>2017 tax ceilings.</b>	<b>2.</b>	<b>\$0</b>
<b>2017 total adopted tax rate.</b>	<b>4.</b>	<b>0.288000</b>
a. 2017 M&O tax rate.		a. 0.245000
b. 2017 I&S tax rate.		+b. 0.043000
<b>2017 taxable value of property in territory deannexed after Jan. 1, 2017.</b>	<b>7.</b>	<b>\$0</b>
<b>2017 taxable value lost because property first qualified for an exemption in 2018.</b>	<b>8.</b>	<b>\$249,422</b>
a. Absolute exemptions.		a. \$0
b. Partial exemptions.		+b. \$249,422
<b>2017 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 2018.</b>	<b>9.</b>	<b>\$0</b>
a. 2017 market value.		a. \$0
b. 2018 productivity or special appraisal value.		-b. \$0
<b>2018 certified taxable.</b>		<b>\$1,163,051,061</b>
<b>2018 tax ceilings.</b>	<b>18.</b>	<b>\$0</b>
<b>Total 2018 taxable value of properties in territory annexed after Jan.1, 2017.</b>	<b>20.</b>	<b>\$0</b>
<b>Total 2018 taxable value of new improvements and new personal property</b>	<b>21.</b>	<b>\$18,964,395</b>

\* 2017 Values as of Supplement 12.

# 2017 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: M15 - N Aus MUD # 1

2016 Values of Supplement 224

Line	Activity	Amount/Rate
1.	<b>2016 total taxable value.</b> Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). <sup>1</sup>	<b>\$1,015,587,905</b>
2.	<b>2016 tax ceilings.</b> Counties, cities and junior college districts. Enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$0
3.	<b>Preliminary 2016 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$
4.	<b>2016 total adopted tax rate.</b>	0.289000
5.	<b>2016 taxable value lost because court appeals of ARB decisions reduced 2016 appraised value.</b>  A. Original 2016 ARB Values: <span style="float: right;">\$ _____</span> B. 2016 values resulting from final court decisions: - \$ _____ C. 2016 value loss. Subtract B from A. <sup>3</sup>	\$
6.	<b>2016 taxable value, adjusted for court-ordered reductions.</b>  Add Line 3 and Line 5C.	\$
7.	<b>2016 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2016.</b> Enter the 2016 value of property in deannexed territory. <sup>4</sup>	\$0
8.	<b>2016 taxable value lost because property first qualified for an exemption in 2017.</b> Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount	

<sup>1</sup> Tex. Tax Code § 26.012(14)

<sup>2</sup> Tex. Tax Code § 26.012(14)

<sup>3</sup> Tex. Tax Code § 26.012(13)

<sup>4</sup> Tex. Tax Code § 26.012(15)

Line	Activity	Amount/Rate
	and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions. A. <b>Absolute exemptions.</b> Use 2016 market value <u>\$0</u> B. <b>Partial exemptions.</b> 2017 exemption amount or 2017 percentage exemption times 2016 value: <u>+ \$335,872</u> C. <b>Value loss.</b> Add A and B. <sup>5</sup>	\$335,872
9.	<b>2016 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 2017.</b> Use only properties that qualified in 2017 for the first time; do not use properties that qualified in 2016. A. <b>2016 market value:</b> <u>\$0</u> B. <b>2017 productivity or special appraised value:</b> <u>- \$0</u> C. <b>Value loss.</b> Subtract B from A. <sup>6</sup>	\$0
10.	<b>Total adjustments for lost value.</b> Add Lines 7, 8C and 9C.	\$
11.	<b>2016 adjusted taxable value.</b> Subtract Line 10 from Line 6	\$
12.	<b>Adjusted 2016 taxes.</b> Multiply Line 4 by Line 11 and divide by \$100.	\$
13.	<b>Taxes refunded for years preceding tax year 2016.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2016. Types of refunds include court decisions, Tax Code 25.25(b) and (c) corrections and Tax Code 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016. <sup>7</sup>	\$
14.	<b>Taxes in tax increment financing (TIF) for tax year 2016.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0. <sup>8</sup>	\$
15.	<b>Adjusted 2016 taxes with refunds and TIF adjustment.</b> Add Lines 12 and 13, subtract line 14. <sup>9</sup>	\$
16.	<b>Total 2017 taxable value on the 2017 certified appraisal roll today.</b> This value	\$

<sup>5</sup> Tex. Tax Code § 26.012(15)

<sup>6</sup> Tex. Tax Code § 26.012(15)

<sup>7</sup> Tex. Tax Code § 26.012(13)

<sup>8</sup> Tex. Tax Code § 26.03(c)

<sup>9</sup> Tex. Tax Code § 26.012(13)

Line	Activity	Amount/Rate
	<p>includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.<sup>10</sup></p> <p>A. <b>Certified values:</b> <span style="float: right;"><u>\$1,109,776,801</u></span></p> <p>B. <b>Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: <span style="float: right;"><u>+ \$</u></span></p> <p>C. <b>Pollution control exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control property: <span style="float: right;"><u>- \$0</u></span></p> <p>D. <b>Tax increment financing:</b> Deduct the 2017 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2017 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.<sup>11</sup> <span style="float: right;"><u>-\$</u></span></p> <p>E. <b>Total 2017 value.</b> Add A and B, then subtract C and D.</p>	
17.	<p><b>Total value of properties under protest or not included on certified appraisal roll.<sup>12</sup></b></p> <p>A. <b>2017 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.<sup>13</sup> <span style="float: right;"><u>\$</u></span></p> <p>B. <b>2017 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value,</p>	\$

<sup>10</sup> Tex. Tax Code § 26.012(15)

<sup>11</sup> Tex. Tax Code § 26.03(c)

<sup>12</sup> Tex. Tax Code § 26.01(c)

<sup>13</sup> Tex. Tax Code §§ 26.04 and 26.041

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. <sup>14</sup> + \$ _____	
	<b>C. Total value under protest or not certified.</b> Add A and B.	
18.	<b>2017 tax ceilings.</b> Counties, cities and junior colleges enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>15</sup>	\$0
19.	<b>2017 total taxable value.</b> Add Lines 16E and 17C. Subtract Line 18.	\$
20.	<b>Total 2017 taxable value of properties in territory annexed after Jan. 1, 2016.</b> Include both real and personal property. Enter the 2017 value of property in territory annexed. <sup>16</sup>	\$0
21.	<b>Total 2017 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2016. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2016, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2017. <sup>17</sup>	\$12,326,570
22.	<b>Total adjustments to the 2017 taxable value.</b> Add Lines 20 and 21.	\$
23.	<b>2017 adjusted taxable value.</b> Subtract Line 22 from Line 19.	\$
24.	<b>2017 effective tax rate.</b> Divide Line 15 by Line 23 and multiply by \$100. <sup>18</sup>	\$
25.	<b>COUNTIES ONLY.</b> Add together the effective tax rates for each type of tax the county levies. The total is the 2017 county effective tax rate. <sup>19</sup>	\$

A county, city or hospital district that adopted the additional sales tax in November 2016 or in May 2017 must adjust its effective tax rate. The *Additional Sales Tax Rate Worksheet* sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

<sup>14</sup> Tex. Tax Code §§ 26.04 and 26.041

<sup>15</sup> Tex. Tax Code § 26.012(6)

<sup>16</sup> Tex. Tax Code § 26.012(17)

<sup>17</sup> Tex. Tax Code § 26.012(17)

<sup>18</sup> Tex. Tax Code § 26.04(c)

<sup>19</sup> Tex. Tax Code § 26.04(d)

# Effective Tax Rate Report

Tax Year: 2017

Taxing Unit: M15 - N Aus MUD # 1

## NEW EXEMPTIONS:

	COUNT	2016 ABSOLUTE EX VALUES	2017 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	140		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	38		\$297,463
NEW DP EXEMPTIONS	3		\$30,000
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	1		\$7,500
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	1		\$590
NEW HB366 EXEMPTIONS	5		\$319
NEW PC EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$335,872
2016 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2017	(=)	\$335,872

## 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 ANNEXED PROPERTY:	\$0
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## NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0
2016 MARKET	\$0
2017 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

## NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE <sup>1</sup>	NEW CURRENT TAXABLE <sup>2</sup>
<b>NEW IMPROVEMENTS</b>	<b>56</b>	<b>\$12,737,971</b>	<b>\$11,141,316</b>
RESIDENTIAL	56	\$12,737,971	\$11,141,316
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
<b>NEW ADDITIONS</b>	<b>14</b>	<b>\$4,414,606</b>	<b>\$70,417</b>

RESIDENTIAL	14	\$4,414,606	\$70,417
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	6	\$1,503,496	\$1,114,837
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$18,656,073	\$12,326,570

<b>2016 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)</b>	\$1,015,587,905
<b>2016 OA DP FROZEN TAXABLE</b>	\$0
<b>2016 TAX RATE</b>	0.2890
<b>2016 OA DP TAX CEILING</b>	\$0
<b>2017 CERTIFIED TAXABLE</b>	\$1,109,776,801
<b>2017 TAXABLE UNDER PROTEST</b>	\$10,752
<b>2017 OA FROZEN TAXABLE</b>	\$0
<b>2017 DP FROZEN TAXABLE</b>	\$0
<b>2017 TRANSFERRED OA FROZEN TAXABLE</b>	\$0
<b>2017 TRANSFERRED DP FROZEN TAXABLE</b>	\$0
<b>2017 OA FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2017 DP FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2017 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2017 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST</b>	\$0
<b>2017 APPRAISED VALUE</b>	\$1,128,632,180
<b>2017 OA DP TAX CEILING</b>	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.



<b>2016 total taxable value.</b>	<b>1. \$1,015,587,905</b>
<b>2016 tax ceilings.</b>	<b>2. \$0</b>
<b>2016 total adopted tax rate.</b>	<b>4. 0.289000</b>
a. 2016 M&O tax rate.	a. 0.241600
b. 2016 I&S tax rate.	+b. 0.047400
<b>2016 taxable value of property in territory deannexed after Jan. 1, 2016.</b>	<b>7. \$0</b>
<b>2016 taxable value lost because property first qualified for an exemption in 2017.</b>	<b>8. \$335,872</b>
a. Absolute exemptions.	a. \$0
b. Partial exemptions.	+b. \$335,872
<b>2016 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 2017.</b>	<b>9. \$0</b>
a. 2016 market value.	a. \$0
b. 2017 productivity or special appraisal value.	-b. \$0
<b>2017 certified taxable.</b>	<b>\$1,109,776,801</b>
<b>2017 tax ceilings.</b>	<b>18. \$0</b>
<b>Total 2017 taxable value of properties in territory annexed after Jan.1, 2016.</b>	<b>20. \$0</b>
<b>Total 2017 taxable value of new improvements and new personal property</b>	<b>21. \$12,326,570</b>

\* 2016 Values as of Supplement 23.

# Top Taxpayers Report

WCAD

TaxYear: 2018 Taxing Units: M15

## Appraisal

### Top Taxpayer Calculations Performed as of 07/16/2018

#### N Aus MUD # 1: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	NW AUSTIN OFFICE PARTNERS LLC	\$113,697,027	\$113,697,027
2	SFT INS (TX) LLC	\$85,590,830	\$85,590,830
3	8 ONE HUNDRED TC LLC	\$56,000,000	\$56,000,000
4	BELL FUND IV RATTAN CREEK APARTMENTS LLC	\$47,173,398	\$47,173,398
5	FUND AMBER OAKS LLC	\$43,381,640	\$43,381,640
6	FUND AMBER OAKS PHASE 2 LLC	\$32,654,325	\$32,654,325
7	ARTISAN I LLC & ARTISAN II LLC	\$26,589,710	\$26,589,710
8	TLO TX3 INVESTMENTS LLC	\$22,400,000	\$22,400,000
9	CONTINENTAL 348 FUND LLC	\$19,669,221	\$19,669,221
10	LTF REAL ESTATE MP III LLC	\$14,543,308	\$14,543,308

#### N Aus MUD # 1: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	NW AUSTIN OFFICE PARTNERS LLC	\$113,697,027
2	SFT INS (TX) LLC	\$82,189,317
3	TLO TX3 INVESTMENTS LLC	\$22,400,000
4	LTF REAL ESTATE MP III LLC	\$14,543,308
5	STATE FARM MUTUAL AUTOMOBILE INS CO	\$6,980,400
6	URS CORPORATION	\$5,809,138
7	AECOM GLOBAL II LLC	\$5,774,761
8	ORACLE AMERICA INC	\$1,950,692
9	COLE TT AUSTIN TX LLC	\$1,439,734
10	OFFICE DEPOT	\$1,430,393

#### N Aus MUD # 1: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	AVNET INC	\$275,922

#### N Aus MUD # 1: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	NW AUSTIN OFFICE PARTNERS LLC	\$113,697,027
2	SFT INS (TX) LLC	\$82,189,317
3	TLO TX3 INVESTMENTS LLC	\$22,400,000
4	LTF REAL ESTATE MP III LLC	\$14,543,308
5	COLE TT AUSTIN TX LLC	\$1,439,734
6	WILKINSON, MITCHELL R & CHERYL L	\$258,384

#### N Aus MUD # 1: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	STATE FARM MUTUAL AUTOMOBILE INS CO	\$6,980,400
2	URS CORPORATION	\$5,809,138
3	AECOM GLOBAL II LLC	\$5,774,761
4	ORACLE AMERICA INC	\$1,950,692
5	OFFICE DEPOT	\$1,430,393
6	LTF CLUB OPERATIONS COMPANY INC	\$1,063,997
7	MOLECULAR TEMPLATES	\$935,838

# Top Taxpayers Report

WCAD

TaxYear: 2018 Taxing Units: M15

## Appraisal

### Top Taxpayer Calculations Performed as of 07/16/2018

#### N Aus MUD # 1: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
8	HALFF ASSOCIATES INC	\$866,253
9	AECOM TECHNICAL SERVICES INC	\$719,839
10	HONDA LEASE TRUST	\$497,912

#### N Aus MUD # 1: Industrial - Business Personal (L2)

	Taxpayer Name	Total Assessed
1	AVNET INC	\$275,922

#### N Aus MUD # 1: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S11545	S11545 - AMBER OAKS CONDO	79	\$6,718,625

#### N Aus MUD # 1: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	8 ONE HUNDRED TC LLC	\$56,000,000
2	BELL FUND IV RATTAN CREEK APARTMENTS LLC	\$47,173,398
3	FUND AMBER OAKS LLC	\$43,381,640
4	FUND AMBER OAKS PHASE 2 LLC	\$32,630,849
5	ARTISAN I LLC & ARTISAN II LLC	\$26,589,710
6	CONTINENTAL 348 FUND LLC	\$19,669,221
7	PFEIFER, FREDRIC M & CYNTHIA R	\$837,180
8	CHIANG, ANDREW PEI-EN & CYNTHIA CHI	\$566,264
9	KRISHNAMURTHY, SUBRAMANIAM & MADHUMATHI VENKATARAMANI	\$563,930
10	LIBERI REAL ESTATE HOLDINGS LLC	\$542,396

# Comptrollers Audit Report

Location: Appraisal Tax Year: 2018

Taxing Units: M15(ARB Approved)

As Of: Certification

7/14/2018

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WCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	2548	2522	\$740,790,739
B: REAL, RESIDENTIAL, MULTI-FAMILY	5	6	\$225,444,818
C: REAL, VACANT PLATTED LOTS/TRACTS	20	17	\$8,057,435
D: REAL, ACREAGE ( LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	1	1	\$2,634,383
F: REAL, COMMERCIAL AND INDUSTRIAL	12	12	\$234,527,770
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	10	8	\$1,995,169
L: TANGIBLE PERSONAL, BUSINESS	137	50	\$20,488,712
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	8	79	\$6,718,625
X: EXEMPT	7	1	\$146
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE			\$1,240,657,797
TOTAL EXEMPT PROPERTY	20	20	\$8,589,796
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$1,249,247,593

# Comptrollers Audit Report

Location: Appraisal Tax Year: 2018

Taxing Units: M15(ARB Under Review)

As Of: Certification

7/14/2018

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WCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPROXIMATED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	37	\$9,848,965
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0
D: REAL, ACREAGE ( LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	1	76	\$10,752
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	0	0	\$0
X: EXEMPT	1	4	\$210
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE		\$10,962	\$22,940,145
TOTAL EXEMPT PROPERTY	0	0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$22,940,145

Row Labels	Sum of Diff MKT	Sum of Diff 100% MKT
Certified	-69604783	0
UR	-518648	0
<b>Grand Total</b>	<b>-70123431</b>	<b>0</b>

Under Review

Approved

Row Labels	Sum of Diff MKT	Sum of Diff 100% MKT
Certified		
A	-1619298	0
B	-67985485	0
<b>Certified Total</b>	<b>-69604783</b>	<b>0</b>
UR		
B	-518648	0
<b>UR Total</b>	<b>-518648</b>	<b>0</b>
<b>Grand Total</b>	<b>-70123431</b>	<b>0</b>

Row Labels	CAR Cat	Cat Diff	Adjusted Category	CAR Cat	Cat Diff	Adjusted Category
A	\$740,790,739	-\$1,619,298	\$739,171,441	\$9,848,965		\$9,848,965
B	\$225,444,818	-\$67,985,485	\$157,459,333	\$0	-\$518,648	-\$518,648
C	\$8,057,435		\$8,057,435	\$0		\$0
D	\$0		\$0	\$0		\$0
E	\$2,634,383		\$2,634,383	\$0		\$0
F	\$234,527,770		\$234,527,770	\$0		\$0
G	\$0		\$0	\$0		\$0
H	\$0		\$0	\$0		\$0
I	\$0		\$0	\$0		\$0
J	\$1,995,169		\$1,995,169	\$0		\$0
L	\$20,488,712		\$20,488,712	\$13,089,390		\$13,089,390
M	\$0		\$0	\$0		\$0
N	\$0		\$0	\$0		\$0
O	\$6,718,625		\$6,718,625	\$0		\$0
X	\$146		\$146	\$1,790		\$1,790
S	\$0		\$0	\$0		\$0
total exempt	\$8,589,796		\$8,589,796	\$0		\$0
total exempt	\$1,249,247,593	-\$69,604,783	\$1,179,642,810	\$22,940,145	-\$518,648	\$22,421,497

CAR	MARKET	MARKET 100%
Approved	\$1,249,247,593	\$1,249,247,593
Under	\$22,940,145	\$22,940,145
<b>ARGT</b>		
Approved	\$1,179,642,810	\$1,179,642,810
Under	\$22,421,497	\$22,940,145

Difference	Approved	Under
Approved	-\$69,604,783	\$0
Under	-\$518,648	\$0