2025 CERTIFIED TOTALS

WPC - Plum Creek Conservation District

Grand Totals

Land		Value			
Homesite:		494,598,752			
Non Homesite:		890,044,927			
Ag Market:		2,241,363,912			
Timber Market:		0	**Total Land**	(+)	3,626,007,591
Improvement		**Value**			
Homesite:		1,312,854,951			
Non Homesite:		1,439,467,203	**Total Improvements**	(+)	2,752,322,154
Non Real	**Count**	**Value**			
Personal Property:	1,270	265,081,693			
Mineral Property:	10,311	50,433,330			
Autos:	0	0	**Total Non Real**	(+)	315,515,023
			Market Value	=	6,693,844,768
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	2,235,047,812	6,316,100			
Ag Use:	12,149,205	34,120	**Productivity Loss**	(-)	2,222,898,607
Timber Use:	0	0	**Appraised Value**	=	4,470,946,161
Productivity Loss:	2,222,898,607	6,281,980			
			Homestead Cap	(-)	143,764,784
			23.231 Cap	(-)	51,328,157
			Assessed Value	=	4,275,853,220
			Total Exemptions Amount (Breakdown on Next Page)	(-)	444,204,769
			Net Taxable	=	3,831,648,451

Line 1

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
524,935.84 = 3,831,648,451 * (0.013700 / 100)

Certified Estimate of Market Value:	6,693,844,768
Certified Estimate of Taxable Value:	3,831,648,451

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 NO-NEW-REVENUE AND VOTER-APPROVAL TAX RATE INFORMATION

PLUM CREEK CONSERVATION

	TOTAL	
2025 TAX RATE	0.0137/$100	Line 4 & Line 29
2026 NO-NEW-REVENUE TAX RATE	0.0143/$100	
2026 VOTER-APPROVAL TAX RATE	0.0149/$100	
2026 UNUSED INCREMENT RATE	0.0000/$100	
2026 VOTER-APPROVAL RATE ADJUSTED FOR UNUSED INCREMENT RATE	0.0149/$100	

SUBMITTED TO PLUM CREEK CONSERVATION THE 29th DAY OF July 2026.

Shanna Ramzinski

SHANNA RAMZINSKI
CHIEF APPRAISER
CALDWELL COUNTY APPRAISAL DISTRICT

Daniel Meyer

Received and Approval from Taxing Entity

7/31/2026

Date

CALDWELL COUNTY APPRAISAL DISTRICT

STATE OF TEXAS

COUNTY OF CALDWELL

Property Tax Code, Section 26.01 (a)

CERTIFICATION OF 2026 APPRAISAL ROLL

I, Shanna Ramzinski, Chief Appraiser for the Caldwell County Appraisal District, solemnly swear that the attached is that portion of the approved 2026 Appraisal Roll of the Caldwell County Appraisal District which lists property taxable by Plum Creek Conservation District and constitutes the 2026 appraisal roll for Plum Creek Conservation District.

July 22, 2026
Date

Shanna Ramzinski
Shanna Ramzinski
Chief Appraiser

07/23/2026
Date Received

Daniel Meyer
Received by

Approval of the appraisal records by the Caldwell County Appraisal Review Board occurred on the 17th day of July, 2026.

211 Bufkin Ln
P.O. Box 900
Lockhart, Texas 78644
United States

PHONE (512) 398-5550
FAX (512) 398-5551
E-MAIL general@caldwellcad.org
WEB SITE www.caldwellcad.org

Land		Value			
Homesite:		469,805,453			
Non Homesite:		866,881,581			
Ag Market:		2,178,605,839			
Timber Market:		0	**Total Land**	(+)	3,515,292,873

Improvement		Value			
Homesite:		1,226,490,721			
Non Homesite:		1,380,305,676	**Total Improvements**	(+)	2,606,796,397

Non Real	Count	Value			
Personal Property:	1,232	319,473,530			
Mineral Property:	9,196	30,004,477			
Autos:	0	0	**Total Non Real**	(+)	349,478,007
			Market Value	=	6,471,567,277

Ag	Non Exempt	Exempt			
Total Productivity Market:	2,178,602,614	3,225			
Ag Use:	12,499,992	3,225	**Productivity Loss**	(-)	2,166,102,622
Timber Use:	0	0	**Appraised Value**	=	4,305,464,655
Productivity Loss:	2,166,102,622	0			
			Homestead Cap	(-)	65,301,284
			23.231 Cap	(-)	47,127,233
			Assessed Value	=	4,193,036,138
			Total Exemptions Amount (Breakdown on Next Page)	(-)	534,870,817
			Net Taxable Line 18A & 18E	=	3,658,165,321

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
501,168.65 = 3,658,165,321 * (0.013700 / 100)

Certified Estimate of Market Value:	6,471,567,277
Certified Estimate of Taxable Value:	3,658,165,321

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,091	0	31,809,575	31,809,575
145D	3	0	62,305	62,305
145D1	83	0	2,662,844	2,662,844
145F	30	0	3,075,472	3,075,472
CHODO (Partial)	1	1,000,000	0	1,000,000
DV1	52	0	459,080	459,080
DV1S	1	0	5,000	5,000
DV2	33	0	282,967	282,967
DV2S	1	0	7,500	7,500
DV3	43	0	350,893	350,893
DV3S	2	0	5,000	5,000
DV4	201	0	1,462,480	1,462,480
DV4S	7	0	71,074	71,074
DVHS	209	0	69,557,221	69,557,221
DVHSS	2	0	325,430	325,430
EX	10	0	4,700,975	4,700,975
EX-XA	1	0	13,368,445	13,368,445
EX-XD	2	0	127,350	127,350
EX-XF	3	0	0	0
EX-XG	6	0	8,753,654	8,753,654
EX-XL	2	0	305,620	305,620
EX-XR	31	0	45,648,542	45,648,542
EX-XU	3	0	1,906,840	1,906,840
EX-XV	390	0	320,860,058	320,860,058
EX-XV (Prorated)	3	0	2,226,128	2,226,128
EX366	1,814	0	184,090	184,090
FEED	1	0	45,070	45,070
FR	6	3,103,295	0	3,103,295
HT	4	0	0	0
OV65	2,309	21,098,623	0	21,098,623
OV65S	11	99,930	0	99,930
PC	1	3,293	0	3,293
SO	101	1,302,063	0	1,302,063
	Totals	**26,607,204**	**508,263,613**	**534,870,817**

Land		Value			
Homesite:		5,165,845			
Non Homesite:		64,188,478			
Ag Market:		14,915,299			
Timber Market:		0	**Total Land**	(+)	84,269,622
Improvement		**Value**			
Homesite:		11,980,044			
Non Homesite:		211,473,348	**Total Improvements**	(+)	223,453,392
Non Real	**Count**	**Value**			
Personal Property:	13	12,656,830			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	12,656,830
			Market Value	=	320,379,844
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	14,915,299	0			
Ag Use:	109,820	0	**Productivity Loss**	(-)	14,805,479
Timber Use:	0	0	**Appraised Value**	=	305,574,365
Productivity Loss:	14,805,479	0			
			Homestead Cap	(-)	124,648
			23.231 Cap	(-)	20,172,721
			Assessed Value	=	285,276,996
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,897,267
			Net Taxable	=	282,379,729

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
38,686.02 = 282,379,729 * (0.013700 / 100)

Certified Estimate of Market Value:	255,980,520
Certified Estimate of Taxable Value:	229,553,843
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	13	0	1,479,780	1,479,780
CHODO (Partial)	1	1,306,137	0	1,306,137
DV4	2	0	24,000	24,000
HT	1	0	0	0
OV65	8	75,000	0	75,000
SO	1	12,350	0	12,350
	Totals	**1,393,487**	**1,503,780**	**2,897,267**

Land		Value			
Homesite:		474,971,298			
Non Homesite:		931,070,059			
Ag Market:		2,193,521,138			
Timber Market:		0	**Total Land**	(+)	3,599,562,495

Improvement		Value			
Homesite:		1,238,470,765			
Non Homesite:		1,591,779,024	**Total Improvements**	(+)	2,830,249,789

Non Real	Count	Value			
Personal Property:	1,245	332,130,360			
Mineral Property:	9,196	30,004,477			
Autos:	0	0	**Total Non Real**	(+)	362,134,837
			Market Value	=	6,791,947,121

Ag	Non Exempt	Exempt			
Total Productivity Market:	2,193,517,913	3,225			
Ag Use:	12,609,812	3,225	**Productivity Loss**	(-)	2,180,908,101
Timber Use:	0	0	**Appraised Value**	=	4,611,039,020
Productivity Loss:	2,180,908,101	0			
			Homestead Cap	(-)	65,425,932
			23.231 Cap	(-)	67,299,954
			Assessed Value	=	4,478,313,134
			Total Exemptions Amount (Breakdown on Next Page)	(-)	537,768,084
			Net Taxable	=	3,940,545,050

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
539,854.67 = 3,940,545,050 * (0.013700 / 100)

Certified Estimate of Market Value:	6,727,547,797
Certified Estimate of Taxable Value:	3,887,719,164

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,104	0	33,289,355	33,289,355
145D	3	0	62,305	62,305
145D1	83	0	2,662,844	2,662,844
145F	30	0	3,075,472	3,075,472
CHODO (Partial)	2	2,306,137	0	2,306,137
DV1	52	0	459,080	459,080
DV1S	1	0	5,000	5,000
DV2	33	0	282,967	282,967
DV2S	1	0	7,500	7,500
DV3	43	0	350,893	350,893
DV3S	2	0	5,000	5,000
DV4	203	0	1,486,480	1,486,480
DV4S	7	0	71,074	71,074
DVHS	209	0	69,557,221	69,557,221
DVHSS	2	0	325,430	325,430
EX	10	0	4,700,975	4,700,975
EX-XA	1	0	13,368,445	13,368,445
EX-XD	2	0	127,350	127,350
EX-XF	3	0	0	0
EX-XG	6	0	8,753,654	8,753,654
EX-XL	2	0	305,620	305,620
EX-XR	31	0	45,648,542	45,648,542
EX-XU	3	0	1,906,840	1,906,840
EX-XV	390	0	320,860,058	320,860,058
EX-XV (Prorated)	3	0	2,226,128	2,226,128
EX366	1,814	0	184,090	184,090
FEED	1	0	45,070	45,070
FR	6	3,103,295	0	3,103,295
HT	5	0	0	0
OV65	2,317	21,173,623	0	21,173,623
OV65S	11	99,930	0	99,930
PC	1	3,293	0	3,293
SO	102	1,314,413	0	1,314,413
	Totals	**28,000,691**	**509,767,393**	**537,768,084**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,245	2,905.3656	$64,138,070	$1,718,744,115	$1,613,489,502
B	MULTIFAMILY RESIDENCE	197	69.7957	$300,870	$100,526,415	$96,146,099
C1	VACANT LOTS AND LAND TRACTS	1,371	908.6185	$0	$97,674,561	$93,391,229
D1	QUALIFIED OPEN-SPACE LAND	2,583	141,677.1386	$0	$2,178,602,614	$12,432,103
D2	IMPROVEMENTS ON QUALIFIED OP	812		$307,750	$35,554,933	$35,323,044
E	RURAL LAND, NON QUALIFIED OPE	4,025	16,794.4214	$24,564,280	$1,061,732,583	$1,003,104,295
F1	COMMERCIAL REAL PROPERTY	618	1,069.0747	$10,020,820	$406,539,660	$384,946,256
F2	INDUSTRIAL AND MANUFACTURIN	17	104.4328	$0	$30,472,530	$29,169,845
G1	OIL AND GAS	9,185		$0	$29,984,948	$28,755,337
J2	GAS DISTRIBUTION SYSTEM	5		$0	$5,437,480	$5,187,480
J3	ELECTRIC COMPANY (INCLUDING C	16		$0	$16,296,330	$15,921,330
J4	TELEPHONE COMPANY (INCLUDI	16		$0	$2,287,970	$1,911,363
J5	RAILROAD	3		$0	$7,895,960	$7,770,960
J6	PIPELAND COMPANY	49		$0	$56,359,690	$54,899,984
J8	OTHER TYPE OF UTILITY	5		$0	$6,543,390	$6,244,863
L1	COMMERCIAL PERSONAL PROPE	1,050		$0	$135,311,640	$104,592,288
L2	INDUSTRIAL AND MANUFACTURIN	60		$0	$53,400,380	$47,162,838
M1	TANGIBLE OTHER PERSONAL, MOB	1,059		$4,532,680	$79,200,440	$77,376,094
O	RESIDENTIAL INVENTORY	1,025	217.0194	$13,985,810	$38,206,919	$37,582,262
S	SPECIAL INVENTORY TAX	19		$0	$3,678,270	$2,758,150
X	TOTALLY EXEMPT PROPERTY	445	2,879.6395	$20,087,920	$406,934,520	$0
		Totals	166,625.5062	$137,938,200	$6,471,385,348	$3,658,165,322

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	109	23.8940	$2,103,090	$28,880,677	$28,762,785
B	MULTIFAMILY RESIDENCE	25	29.4732	$0	$73,276,117	$68,769,303
C1	VACANT LOTS AND LAND TRACTS	38	48.8257	$52,430	$6,712,320	$5,935,690
D1	QUALIFIED OPEN-SPACE LAND	21	1,160.7770	$0	$14,915,299	$109,820
D2	IMPROVEMENTS ON QUALIFIED OP	8		$0	$807,674	$807,674
E	RURAL LAND, NON QUALIFIED OPE	49	393.3281	$269,480	$19,599,555	$19,387,683
F1	COMMERCIAL REAL PROPERTY	122	230.2890	$17,772,720	$159,470,115	$144,674,604
F2	INDUSTRIAL AND MANUFACTURIN	4	4.4760	$0	$1,132,290	$1,132,290
L1	COMMERCIAL PERSONAL PROPE	13		$0	$12,656,830	$11,177,050
O	RESIDENTIAL INVENTORY	18	17.6830	$143,540	$1,622,830	$1,622,830
X	TOTALLY EXEMPT PROPERTY	1		$0	$1,306,137	$0
		Totals	1,908.7460	$20,341,260	$320,379,844	$282,379,729

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,354	2,929.2596	$66,241,160	$1,747,624,792	$1,642,252,287
B	MULTIFAMILY RESIDENCE	222	99.2689	$300,870	$173,802,532	$164,915,402
C1	VACANT LOTS AND LAND TRACTS	1,409	957.4442	$52,430	$104,386,881	$99,326,919
D1	QUALIFIED OPEN-SPACE LAND	2,604	142,837.9156	$0	$2,193,517,913	$12,541,923
D2	IMPROVEMENTS ON QUALIFIED OP	820		$307,750	$36,362,607	$36,130,718
E	RURAL LAND, NON QUALIFIED OPE	4,074	17,187.7495	$24,833,760	$1,081,332,138	$1,022,491,978
F1	COMMERCIAL REAL PROPERTY	740	1,299.3637	$27,793,540	$566,009,775	$529,620,860
F2	INDUSTRIAL AND MANUFACTURIN	21	108.9088	$0	$31,604,820	$30,302,135
G1	OIL AND GAS	9,185		$0	$29,984,948	$28,755,337
J2	GAS DISTRIBUTION SYSTEM	5		$0	$5,437,480	$5,187,480
J3	ELECTRIC COMPANY (INCLUDING C	16		$0	$16,296,330	$15,921,330
J4	TELEPHONE COMPANY (INCLUDI	16		$0	$2,287,970	$1,911,363
J5	RAILROAD	3		$0	$7,895,960	$7,770,960
J6	PIPELAND COMPANY	49		$0	$56,359,690	$54,899,984
J8	OTHER TYPE OF UTILITY	5		$0	$6,543,390	$6,244,863
L1	COMMERCIAL PERSONAL PROPE	1,063		$0	$147,968,470	$115,769,338
L2	INDUSTRIAL AND MANUFACTURIN	60		$0	$53,400,380	$47,162,838
M1	TANGIBLE OTHER PERSONAL, MOB	1,059		$4,532,680	$79,200,440	$77,376,094
O	RESIDENTIAL INVENTORY	1,043	234.7024	$14,129,350	$39,829,749	$39,205,092
S	SPECIAL INVENTORY TAX	19		$0	$3,678,270	$2,758,150
X	TOTALLY EXEMPT PROPERTY	446	2,879.6395	$20,087,920	$408,240,657	$0
		Totals	168,534.2522	$158,279,460	$6,791,765,192	$3,940,545,051

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	DO NOT USE	3		$0	$22,963	$0
A1	RESIDENTIAL SINGLE FAMILY	5,935	1,963.4816	$58,624,010	$1,519,771,964	$1,424,460,546
A2	RESIDENTIAL MOBILE HOME ON OW	1,230	919.0917	$4,560,070	$171,473,315	$162,544,902
A3	RESIDENTIAL CONDOMINIUMS	68	6.4970	$560	$14,195,610	$14,160,489
A9	RESIDENTIAL MISC / NON-RESIDENTI	827	16.2953	$953,430	$13,280,263	$12,323,565
B		1	2.8335	$0	$999,999	$1,000,000
B2	MULTI-FAMILY - DUPLEX	168	26.2570	$300,870	$46,781,273	$46,485,238
B3	MULTI-FAMILY - TRIPLEX	5	1.6370	$0	$1,687,970	$1,687,970
B4	MULTI-FAMILY - FOURPLEX	7	1.9190	$0	$3,232,607	$3,232,607
BB	MULTI-FAMILY - APTS 5-10 UNITS	8	1.3620	$0	$2,441,971	$2,205,882
BC	MULTI-FAMILY - APTS 11-25 UNITS	3	0.8640	$0	$3,909,228	$1,651,899
BD	MULTI-FAMILY - APTS 26-50 UNITS	2	6.0000	$0	$23,383,910	$22,701,046
BE	MULTI-FAMILY - APTS 51-100 UNITS	5	12.5001	$0	$16,537,817	$15,629,817
BF	MULTI-FAMILY - APTS 101-200 UNIT	2	16.4231	$0	$1,551,640	$1,551,640
C	VACANT RESIDENTIAL LOTS - INSI	864	291.2593	$0	$43,869,989	$43,188,546
C1	VACANT RESIDENTIAL LOTS - OUTS	422	435.8524	$0	$32,987,806	$30,282,225
C3	VACANT COMMERCIAL LOTS	86	181.5068	$0	$20,816,766	$19,920,458
D1	RANCH LAND - QUALIFIED AG LAND	2,471	132,201.9573	$0	$2,004,916,585	$10,053,731
D2	NON-RESIDENTIAL IMPRVS ON QUAL	812		$307,750	$35,554,933	$35,323,044
D3	FARMLAND - QUALIFIED AG LAND	163	9,509.3863	$0	$174,154,497	$2,846,840
E	RESIDENTIAL ON NON-QUALIFIED A	1,813	4,012.4160	$13,220,800	$561,835,741	$526,382,345
E1	NON-RESIDENTIAL ON NON-QUALIF	1,480	264.6260	$3,085,390	$48,617,373	$45,880,945
E2	MOBILE HOMES ON RURAL LAND	1,756	3,158.6952	$8,258,090	$223,154,767	$205,188,255
E3	RURAL LAND NON-QUALIFIED AG	934	9,324.4792	$0	$227,656,234	$225,184,281
F1	REAL - COMMERCIAL	618	1,069.0747	$10,020,820	$406,539,660	$384,946,256
F2	REAL - INDUSTRIAL	17	104.4328	$0	$30,472,530	$29,169,845
G1	OIL, GAS AND MINERAL RESERVES	9,185		$0	$29,984,948	$28,755,337
J2	GAS DISTRIBUTION SYSTEMS	5		$0	$5,437,480	$5,187,480
J3	ELECTRIC COMPANIES (INCLD CO-O	16		$0	$16,296,330	$15,921,330
J4	TELEPHONE COMPANIES (INCLD CO	16		$0	$2,287,970	$1,911,363
J5	RAILROADS	3		$0	$7,895,960	$7,770,960
J6	PIPELINES	49		$0	$56,359,690	$54,899,984
J8	OTHER UTILITY	5		$0	$6,543,390	$6,244,863
L1	COMMERCIAL PERSONAL PROPER	622		$0	$115,203,920	$94,579,708
L2	INDUSTRIAL PERSONAL PROPERTY	60		$0	$53,400,380	$47,162,838
L3	LEASED EQUIPMENT	201		$0	$8,521,480	$4,945,100
L4	AIRCRAFT - INCOME PRODUCING CC	4		$0	$920,410	$530,690
L5	VEHICLES - INCOME PRODUCING CO	231		$0	$10,665,830	$4,536,790
M1	MOBILE HOME ONLY ON NON-OWNE	1,059		$4,532,680	$79,200,440	$77,376,094
O	REAL PROPERTY INVENTORY - RES	1,025	217.0194	$13,985,810	$38,206,919	$37,582,262
S	SPECIAL INVENTORY	19		$0	$3,678,270	$2,758,150
X	EXEMPT	445	2,879.6395	$20,087,920	$406,934,520	$0
		Totals	166,625.5062	$137,938,200	$6,471,385,348	$3,658,165,321

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	108	23.6000	$2,090,740	$28,761,837	$28,664,465
A2	RESIDENTIAL MOBILE HOME ON OW	2	0.2940	$0	$106,490	$98,320
A9	RESIDENTIAL MISC / NON-RESIDENTI	1		$12,350	$12,350	$0
B		1		$0	$1,306,136	$1,162,395
B2	MULTI-FAMILY - DUPLEX	8	0.8535	$0	$2,099,026	$2,099,026
B3	MULTI-FAMILY - TRIPLEX	1	0.8130	$0	$395,260	$395,260
B4	MULTI-FAMILY - FOURPLEX	2	0.2537	$0	$814,690	$814,690
BB	MULTI-FAMILY - APTS 5-10 UNITS	1		$0	$671,863	$483,708
BC	MULTI-FAMILY - APTS 11-25 UNITS	5		$0	$6,925,802	$4,662,422
BD	MULTI-FAMILY - APTS 26-50 UNITS	1		$0	$1,644,073	$1,644,073
BE	MULTI-FAMILY - APTS 51-100 UNITS	4	13.6170	$0	$28,434,267	$26,522,729
BF	MULTI-FAMILY - APTS 101-200 UNIT	2	13.9360	$0	$30,985,000	$30,985,000
C	VACANT RESIDENTIAL LOTS - INSI	11	8.8817	$0	$915,090	$912,134
C1	VACANT RESIDENTIAL LOTS - OUTS	4	3.6860	$0	$339,770	$339,770
C3	VACANT COMMERCIAL LOTS	23	36.2580	$52,430	$5,457,460	$4,683,786
D1	RANCH LAND - QUALIFIED AG LAND	19	1,122.4250	$0	$13,596,469	$98,650
D2	NON-RESIDENTIAL IMPRVS ON QUAL	8		$0	$807,674	$807,674
D3	FARMLAND - QUALIFIED AG LAND	2	38.3520	$0	$1,318,830	$11,170
E	RESIDENTIAL ON NON-QUALIFIED A	24	108.7050	$222,180	$10,068,192	$9,942,036
E1	NON-RESIDENTIAL ON NON-QUALIF	13		$46,120	$494,049	$438,387
E2	MOBILE HOMES ON RURAL LAND	10	20.6410	$1,180	$1,137,904	$1,137,904
E3	RURAL LAND NON-QUALIFIED AG	22	263.9821	$0	$7,899,410	$7,869,356
F1	REAL - COMMERCIAL	122	230.2890	$17,772,720	$159,470,115	$144,674,604
F2	REAL - INDUSTRIAL	4	4.4760	$0	$1,132,290	$1,132,290
L1	COMMERCIAL PERSONAL PROPER	8		$0	$11,743,910	$10,743,910
L5	VEHICLES - INCOME PRODUCING CO	5		$0	$912,920	$433,140
O	REAL PROPERTY INVENTORY - RES	18	17.6830	$143,540	$1,622,830	$1,622,830
X	EXEMPT	1		$0	$1,306,137	$0
		Totals	1,908.7460	$20,341,260	$320,379,844	$282,379,729

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	DO NOT USE	3		$0	$22,963	$0
A1	RESIDENTIAL SINGLE FAMILY	6,043	1,987.0816	$60,714,750	$1,548,533,801	$1,453,125,011
A2	RESIDENTIAL MOBILE HOME ON OW	1,232	919.3857	$4,560,070	$171,579,805	$162,643,222
A3	RESIDENTIAL CONDOMINIUMS	68	6.4970	$560	$14,195,610	$14,160,489
A9	RESIDENTIAL MISC / NON-RESIDENTI	828	16.2953	$965,780	$13,292,613	$12,323,565
B		2	2.8335	$0	$2,306,135	$2,162,395
B2	MULTI-FAMILY - DUPLEX	176	27.1105	$300,870	$48,880,299	$48,584,264
B3	MULTI-FAMILY - TRIPLEX	6	2.4500	$0	$2,083,230	$2,083,230
B4	MULTI-FAMILY - FOURPLEX	9	2.1727	$0	$4,047,297	$4,047,297
BB	MULTI-FAMILY - APTS 5-10 UNITS	9	1.3620	$0	$3,113,834	$2,689,590
BC	MULTI-FAMILY - APTS 11-25 UNITS	8	0.8640	$0	$10,835,030	$6,314,321
BD	MULTI-FAMILY - APTS 26-50 UNITS	3	6.0000	$0	$25,027,983	$24,345,119
BE	MULTI-FAMILY - APTS 51-100 UNITS	9	26.1171	$0	$44,972,084	$42,152,546
BF	MULTI-FAMILY - APTS 101-200 UNIT	4	30.3591	$0	$32,536,640	$32,536,640
C	VACANT RESIDENTIAL LOTS - INSI	875	300.1410	$0	$44,785,079	$44,100,680
C1	VACANT RESIDENTIAL LOTS - OUTS	426	439.5384	$0	$33,327,576	$30,621,995
C3	VACANT COMMERCIAL LOTS	109	217.7648	$52,430	$26,274,226	$24,604,244
D1	RANCH LAND - QUALIFIED AG LAND	2,490	133,324.3823	$0	$2,018,513,054	$10,152,381
D2	NON-RESIDENTIAL IMPRVS ON QUAL	820		$307,750	$36,362,607	$36,130,718
D3	FARMLAND - QUALIFIED AG LAND	165	9,547.7383	$0	$175,473,327	$2,858,010
E	RESIDENTIAL ON NON-QUALIFIED A	1,837	4,121.1210	$13,442,980	$571,903,933	$536,324,381
E1	NON-RESIDENTIAL ON NON-QUALIF	1,493	264.6260	$3,131,510	$49,111,422	$46,319,332
E2	MOBILE HOMES ON RURAL LAND	1,766	3,179.3362	$8,259,270	$224,292,671	$206,326,159
E3	RURAL LAND NON-QUALIFIED AG	956	9,588.4613	$0	$235,555,644	$233,053,637
F1	REAL - COMMERCIAL	740	1,299.3637	$27,793,540	$566,009,775	$529,620,860
F2	REAL - INDUSTRIAL	21	108.9088	$0	$31,604,820	$30,302,135
G1	OIL, GAS AND MINERAL RESERVES	9,185		$0	$29,984,948	$28,755,337
J2	GAS DISTRIBUTION SYSTEMS	5		$0	$5,437,480	$5,187,480
J3	ELECTRIC COMPANIES (INCLD CO-O	16		$0	$16,296,330	$15,921,330
J4	TELEPHONE COMPANIES (INCLD CO	16		$0	$2,287,970	$1,911,363
J5	RAILROADS	3		$0	$7,895,960	$7,770,960
J6	PIPELINES	49		$0	$56,359,690	$54,899,984
J8	OTHER UTILITY	5		$0	$6,543,390	$6,244,863
L1	COMMERCIAL PERSONAL PROPER	630		$0	$126,947,830	$105,323,618
L2	INDUSTRIAL PERSONAL PROPERTY	60		$0	$53,400,380	$47,162,838
L3	LEASED EQUIPMENT	201		$0	$8,521,480	$4,945,100
L4	AIRCRAFT - INCOME PRODUCING CC	4		$0	$920,410	$530,690
L5	VEHICLES - INCOME PRODUCING CO	236		$0	$11,578,750	$4,969,930
M1	MOBILE HOME ONLY ON NON-OWNE	1,059		$4,532,680	$79,200,440	$77,376,094
O	REAL PROPERTY INVENTORY - RES	1,043	234.7024	$14,129,350	$39,829,749	$39,205,092
S	SPECIAL INVENTORY	19		$0	$3,678,270	$2,758,150
X	EXEMPT	446	2,879.6395	$20,087,920	$408,240,657	$0
		Totals	168,534.2522	$158,279,460	$6,791,765,192	$3,940,545,050

New Value

TOTAL NEW VALUE MARKET:	**$158,279,460**	
TOTAL NEW VALUE TAXABLE:	**$134,123,153**	Line 24

New Exemptions

Exemption	Description	Count			
EX-XD	11.181 Improving property for housing with vol	1	2025 Market Value		$62,830
EX-XG	11.184 Primarily performing charitable functio	1	2025 Market Value		$162,230
EX-XR	11.30 Nonprofit water or wastewater corporati	2	2025 Market Value		$5,129,520
EX-XV	Other Exemptions (including public property, r	10	2025 Market Value		$7,729,476
EX366	HOUSE BILL 366	669	2025 Market Value		$197,145
	ABSOLUTE EXEMPTIONS VALUE LOSS			Line 10A	**$13,281,201**

Exemption	Description	Count		Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,083		$31,812,490
145F	11.145 (f) Single Situs, Related Business Entity	3		$149,460
DV1	Disabled Veterans 10% - 29%	2		$17,000
DV2	Disabled Veterans 30% - 49%	2		$15,000
DV3	Disabled Veterans 50% - 69%	2		$22,000
DV4	Disabled Veterans 70% - 100%	14		$144,000
DVHS	Disabled Veteran Homestead	21		$6,369,347
OV65	OVER 65	115		$1,038,778
OV65S	OVER 65 Surviving Spouse	1		$10,000
	PARTIAL EXEMPTIONS VALUE LOSS	**1,243**	Line 10B	**$39,578,075**
		NEW EXEMPTIONS VALUE LOSS	Line 10C	**$52,859,276**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **$52,859,276**

New Ag / Timber Exemptions

2025 Market Value	$3,010,564	Line 11A	Count: 11
2026 Ag/Timber Use	$21,580	Line 11B	
NEW AG / TIMBER VALUE LOSS	**$2,988,984**	Line 11C	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,650	$281,385	$11,329	$270,056

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,995	$273,541	$11,132	$262,409

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
5,650	$266,950	$0	$266,950

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
3,995	$263,880	$0	$263,880

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used	
375	$320,379,844	$229,553,843	Line 19A & 19C

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

Hays Central Appraisal District

512-268-2522 ■ Lex Word Building ■ 21001 IH 35 ■ Kyle, Texas 78640

Your packet contains the following Certification reports:

Texas Assessment Roll Grand Totals Reports

1. **ARB Approved (Certified)**
   This section reflects the jurisdiction's **Certified Net Taxable Value** as of July 17, 2026.
2. **ARB Under Review (Pending Protest)** – This section reflects the **Net Taxable Value of properties with pending protests** as of July 17, 2026. These values are **not included in the certified appraisal roll** and remain subject to change upon final disposition of the protests.

Please note: Each year, taxable values may change as a result of pending protests, binding arbitration, litigation, and other post-certification adjustments. These are factors outside the control of the Hays Central Appraisal District and may increase or decrease both certified and under review taxable values. Accordingly, taxing units should consider these potential changes when developing their budgets.

For budgeting and planning purposes only, if you wish to estimate the taxable value that may be added through future supplemental certifications once pending protests are resolved, the Hays Central Appraisal District recommends applying an estimated **20% reduction** to the current pending net taxable value. This recommendation is intended solely as a reasonable planning assumption and should not be construed as a prediction or guarantee of the final supplemental taxable value that will ultimately be certified.

Comptrollers Audit Report

1. **ARB Approved (Certified)**
2. **ARB Under Review (Pending Protest)**

Tax Rate Calculation Worksheet & Effective Tax Rate Report

1. **Tax Rate Calculation Worksheet (State Form)** –This form includes some information that has been pre-populated to assist your taxing unit in calculating your 2026 rates.
2. **Effective Tax Rate Report** –This report provides the supporting data for your use in the tax rate calculation worksheet and now includes the **average/median market & taxable value of a residence homestead** for your jurisdiction, at the bottom of the last page.

Top 20 Taxpayers Report

Sincerely,

Laura Raven

Laura Raven, Chief Appraiser, Hays Central Appraisal District

Table of Contents

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2026 As of: Certification Property Types: N, R, A, M, P

PCC - PLUM CREEK CONSERVATION DIST (ARB Approved Totals) Number of Properties: 34312

Land Totals

Land - Homesite	(+)	$1,308,226,411				
Land - Non Homesite	(+)	$2,148,082,349				
Land - Ag Market	(+)	$615,595,940				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	$4,071,904,700	(+)	$4,071,904,700		

Improvement Totals

Improvements - Homesite	(+)	$3,543,162,120				
Improvements - Non Homesite	(+)	$3,366,344,342				
Total Improvements	(=)	$6,909,506,462	(+)	$6,909,506,462		

Other Totals

Personal Property (1708)		$704,845,391	(+)	$704,845,391		
Minerals (2)		$20	(+)	$20		
Autos (0)		$0	(+)	$0		
Total Market Value			(=)	$11,686,256,573		$11,686,256,573
Total Homestead Cap Adjustment (2295)					(-)	$149,404,632
Total Circuit Breaker Limit Cap Adjustment (649)					(-)	$83,962,108
Total Exempt Property (845)					(-)	$472,149,735

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$615,595,940				
Ag Use (514)	(-)	$3,533,158				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	$612,062,782			(-)	$612,062,782
Total Assessed					(=)	$10,368,677,316

Exemptions

(HS Assd 4,480,552,659)

(HS) Homestead Local (15896)	(+)	$0
(HS) Homestead State (15896)	(+)	$0
(O65) Over 65 Local (3494)	(+)	$31,734,976
(O65) Over 65 State (3494)	(+)	$0
(DP) Disabled Persons Local (421)	(+)	$0
(DP) Disabled Persons State (421)	(+)	$0
(DV) Disabled Vet (548)	(+)	$5,828,249
(DVX) Disabled Vet 100% (592)	(+)	$194,941,674
(DVXSS) DV 100% Surviving Spouse (28)	(+)	$8,502,098
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	$90,650
(CDV) Charity Donated DV (2)	(+)	$239,386
(PRO) Prorated Exempt Property (4)	(+)	$1,511,062
(SOL) Solar (28)	(+)	$187,380
(VEH) Vehicle Use-HB1022 (19)	(+)	$180,604
(AUTO) Lease Vehicles Ex (18)	(+)	$29,267,758
(INV) Inventory Qualified per 23.12 (1813)	(+)	$41,930,159
(COLOHO) CODE 11.1825 FORM 50-310 50% EXI	(+)	$3,125,000
(HB9) House Bill 9 Personal Property (1674)	(+)	$72,056,389
(FP) Freeport (8)	(+)	$128,233,151

Assessment Roll Grand Totals Report

Tax Year: 2026 As of: Certification Property Types: N, R, A, M, P

(PC) Pollution Control (6)	(+)	$7,903,995		
Total Exemptions	(=)	$525,732,531	(-)	$525,732,531
Net Taxable (Before Freeze)			(=)	$9,842,944,785

Line 18A & 18E

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2026 As of: Certification Property Types: N, R, A, M, P

PCC - PLUM CREEK CONSERVATION DIST (Under ARB Review Totals) Number of Properties: 440

Land Totals

Land - Homesite	(+)	$23,090,321				
Land - Non Homesite	(+)	$16,849,810				
Land - Ag Market	(+)	$2,514,100				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	$42,454,231	(+)	$42,454,231		

Improvement Totals

Improvements - Homesite	(+)	$66,197,495				
Improvements - Non Homesite	(+)	$29,421,564				
Total Improvements	(=)	$95,619,059	(+)	$95,619,059		

Other Totals

Personal Property (47)		$10,268,033	(+)	$10,268,033		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			(=)	$148,341,323		$148,341,323
Total Homestead Cap Adjustment (52)					(-)	$3,005,079
Total Circuit Breaker Limit Cap Adjustment (26)					(-)	$2,080,925
Total Exempt Property (0)					(-)	$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$2,514,100				
Ag Use (4)	(-)	$69,640				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	$2,444,460			(-)	$2,444,460
Total Assessed					(=)	$140,810,859

Exemptions

(HS Assd 82,341,133)

(HS) Homestead Local (259)	(+)	$0				
(HS) Homestead State (259)	(+)	$0				
(O65) Over 65 Local (38)	(+)	$363,300				
(O65) Over 65 State (38)	(+)	$0				
(DP) Disabled Persons Local (4)	(+)	$0				
(DP) Disabled Persons State (4)	(+)	$0				
(DV) Disabled Vet (5)	(+)	$51,500				
(SOL) Solar (1)	(+)	$5,208				
(AUTO) Lease Vehicles Ex (1)	(+)	$759,128				
(HB9) House Bill 9 Personal Property (44)	(+)	$2,963,234				
(PC) Pollution Control (1)	(+)	$2,068,090				
Total Exemptions	(=)	$6,210,460			(-)	$6,210,460
Net Taxable (Before Freeze)					(=)	$134,600,399

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Approved)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	24674	24028	$7,175,326,601	$6,738,258,769
B: REAL, RESIDENTIAL, MULTI-FAMILY	251	221	$752,955,807	$783,635,082
C: REAL, VACANT PLATTED LOTS/TRACTS	2145	2213	$223,079,548	$217,642,363
D: REAL, ACREAGE (LAND ONLY)	16,544.61 (ACRES)	15,967.78 (ACRES)	$725,056,533	$615,630,420
E: REAL, FARM AND RANCH IMPROVEMENT	1235	1197	$463,706,219	$435,377,043
F: REAL, COMMERCIAL AND INDUSTRIAL	579	705	$1,337,255,062	$1,441,877,620
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	$0	$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	$0	$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	$0	$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	48	52	$39,026,364	$44,812,476
L: TANGIBLE PERSONAL, BUSINESS	1411	1605	$568,971,288	$600,136,595
M: TANGIBLE PERSONAL, OTHER	1349	1390	$106,720,226	$114,909,508
N: INTANGIBLE PERSONAL	0	2	$0	$20
O: REAL, INVENTORY	3346	1810	$294,772,000	$172,313,446
X: EXEMPT	293	31	$37,514,953	$37,550,786
S: SPECIAL INVENTORY	22	25	$10,019,020	$10,322,515
ERROR:	0	0	$0	$0
TOTAL APPRAISED VALUE			$11,734,403,621	$11,212,466,643
TOTAL EXEMPT PROPERTY	827	846	$478,074,910	$472,149,735
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				$11,684,616,378
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				$77,325,281

Comptrollers Audit Report

7/19/2026 Page: 2

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A	24674	24028	A-SINGLE-FAMILY RESIDENTIAL (All)	$7,175,326,601	$6,738,258,769
	24674	24028		$7,175,326,601	$6,738,258,769

Taxing Units: PCC(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B	0	221	B-Multi-family Residences (All)	$0	$783,635,082
B1	38	0	B1-CAD USE Multi Family (> 4-plex)	$611,972,484	$0
B2	210	0	B2-CAD USE Duplexes	$139,371,497	$0
B3	3	0	B3-CAD USE Fourplex (triplex Included)	$1,611,826	$0
	251	221		$752,955,807	$783,635,082

Taxing Units: PCC(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	A1	2	0	A1-Residential	$196,000	$0
C1	C1	1839	1905	C1-Vac Platted - 5.00 Ac Or Less	$121,050,567	$116,200,919
C1	C1A	1	143	C1A - Vac Platted - Commercial	$2,513,920	$78,026,704
C1	C3	42	45	C3-Vac Platted > 5 Ac	$5,858,204	$7,397,114
C1	DCG	2	2	DRY CROPLAND GOOD	$510	$510
C1	E2	0	1	E2-Mobile Homes on Rural Land not qualified for Open Space	$0	$27,980
C1	ICG	1	1	IRRIGATED CROPLAND GOOD	$18,620	$17,150
C1	IPG	44	50	IMPROVED PASTURE GOOD	$5,033,650	$8,499,594
C1	NPG	25	30	NATIVE PASTURE GOOD	$244,600	$7,416,452
C1	RW	9	13	RW-ROADWAY	$33,790	$35,060
C1	WLM-IPG	4	4	WILDLIFE MGMT-IMPROVED PASTURE GOOD	$730	$730
C1	WLM-NPG	15	18	WILDLIFE MGMT-NATIVE PASTURE GOOD	$7,930	$11,730
C1A	C1A	129	0	C1A - Vac Platted - Commercial	$73,923,211	$0
C1A	C3	9	0	C3-Vac Platted > 5 Ac	$3,354,600	$0
C1A	DCG	1	0	DRY CROPLAND GOOD	$161,480	$0
C1A	F2	2	0	Industrial - Real Property	$1,734,367	$0
C1A	IPG	8	0	IMPROVED PASTURE GOOD	$4,374,889	$0
C1A	NPG	4	0	NATIVE PASTURE GOOD	$4,504,290	$0
C1A	RW	4	0	RW-ROADWAY	$2,100	$0
C1A	WLM-NPG	3	0	WILDLIFE MGMT-NATIVE PASTURE GOOD	$3,800	$0
C3	C3	1	0	C3-Vac Platted > 5 Ac	$62,290	$0
C3	RW	0	1	RW-ROADWAY	$0	$8,420
		2145	2213		$223,079,548	$217,642,363

Taxing Units: PCC(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D1	BEES	15	17	BEES	126.21	131.46	$13,311,270	$13,197,900	$364,240	$477,550
D1	DCG	146	137	DRY CROPLAND GOOD	4,554.25	4,481.91	$194,567,911	$177,930,900	$770,630	$764,049
D1	ICG	1	1	IRRIGATED CROPLAND GOOD	3.00	3.00	$285,730	$282,610	$870	$870
D1	IPG	208	174	IMPROVED PASTURE GOOD	5,397.76	4,800.72	$264,034,442	$202,400,730	$1,014,822	$955,030
D1	NPG	194	189	NATIVE PASTURE GOOD	4,932.81	4,729.93	$204,359,390	$168,956,480	$807,760	$791,839
D1	OR	5	6	ORCHARDS/NURSERY	5.56	30.50	$387,770	$1,061,480	$2,670	$14,580
D1	WLECO	2	2	WILDLIFE MGMT-ECOLAB	56.96	56.96	$1,796,380	$1,534,580	$164,780	$206,920
D1	WLM-DCG	2	2	WILDLIFE MGMT-DRY CROPLAND GOOD	18.50	18.50	$1,633,000	$1,224,750	$3,130	$3,150
D1	WLM-IPG	22	25	WILDLIFE MGMT-IMPROVED PASTURE GOOD	1,146.00	1,299.60	$24,080,220	$26,709,220	$209,970	$249,280
D1	WLM-NPG	18	22	WILDLIFE MGMT-NATIVE PASTURE GOOD	303.56	413.63	$20,567,160	$22,180,390	$49,670	$69,140
D1	WLM-OR	0	2	WILDLIFE MGMT-ORCHARD/NURSERY	0.00	1.56	$0	$116,900	$0	$750
		613	577		16,544.61	15,967.78	$725,023,273	$615,595,940	$3,388,542	$3,533,158

Taxing Units: PCC(ARB Approved)

CATEGORY D: OTHER LAND IN CATEGORY D

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D2		8	8		0.00	0.00	$33,260	$34,480	$0	$0
		8	8		0.00	0.00	$33,260	$34,480	$0	$0

Taxing Units: PCC(ARB Approved)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E	1216	1180	E- Rural Land, not Qualified for Open-Space & Res Imps (All)	$450,359,149	$429,236,341
E5	19	17	E5-Rural Land Not Qualified for Open-space Appraisal > 5 AC	$13,347,070	$6,140,702
	1235	1197		$463,706,219	$435,377,043

Comptrollers Audit Report

7/19/2026

Location: Appraisal   Tax Year: 2026   As Of: Certification   HAYSCAD

Taxing Units: PCC(ARB Approved)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	561	595	F1-Commercial - Real Property (All)	$1,301,284,240	$1,398,596,430
F2	18	110	F2-Industrial & Manufacturing- Real Property (All)	$35,970,822	$43,281,190
	579	705		$1,337,255,062	$1,441,877,620

Taxing Units: PCC(ARB Approved)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Approved)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Approved)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Approved)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
J1	8	7	J1-CAD USE Water Systems	$1,375,841	$993,660
J2	6	6	J2-CAD USE Gas Companies	$3,975,543	$4,520,150
J3	7	7	J3-CAD USE Electric Companies	$9,078,652	$10,021,709
J4	12	16	J4-CAD USE Telephone Companies	$3,626,177	$3,584,198
J5	4	4	J5-CAD USE Railroads	$5,134,601	$5,220,364
J6	8	8	J6-CAD USE Pipelines	$11,749,658	$12,385,021
J7	3	3	J7-CAD USE Cable Tv Companies	$4,085,892	$3,556,524
J9	0	1	J9-CAD USE Railroad Rolling Stock	$0	$4,530,850
	48	52		$39,026,364	$44,812,476

Taxing Units: PCC(ARB Approved)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	914	1032	L1-Commercial - Personal Property (All)	$310,123,661	$309,490,603
L2	55	56	L2-Industrial & Manufacturing - Personal Property (All)	$239,129,583	$273,170,875
L3	442	517	L3-CAD USE Comm - Personal Property Lease Equip & Autos	$19,718,044	$17,475,117
	1411	1605		$568,971,288	$600,136,595

Taxing Units: PCC(ARB Approved)

CATEGORY M: TANGIBLE PERSONAL, OTHER

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
M1	1349	1390	M1-Mobile Homes (All Tangible Personal Property)	$106,720,226	$114,909,508
	--------------------	----------------		--------------------------------	-------------------------
	1349	1390		$106,720,226	$114,909,508

CATEGORY N: INTANGIBLE PERSONAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
N	0	2	N-Intangible Personal Property Only (All)	$0	$20
	0	2		$0	$20

Taxing Units: PCC(ARB Approved)

CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O	3346	1810	O-RESIDENTIAL INVENTORY (All)	$294,772,000	$172,313,446
	3346	1810		$294,772,000	$172,313,446

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Approved)

CATEGORY S: SPECIAL INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
S1	12	14	S1-CAD USE Special Inventory - Auto Dealers	$3,076,960	$3,034,244
S3	3	3	S3-CAD USE Special Inventory - Heavy Equipment Dealers	$2,180,337	$2,331,917
S4	4	4	S4-CAD USE Special Inventory - Rec Vehicle & Camper Dealers	$3,155,057	$3,516,023
S5	2	2	S5-CAD USE Special Inventory - Truck Dealers	$1,038,859	$898,479
S6	0	1	S6-CAD USE Special Inventory - Vessels	$0	$42
S7	1	1	S7-CAD USE Special Inventory - Trailers 4,000+ lbs	$567,807	$541,810
	22	25		$10,019,020	$10,322,515

Taxing Units: PCC(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XB-11.145	248	0	XB-11.145 - Income Producing Tangible Pers Prop valued <2500	$221,510	$0
XC-11.146	2	0	XC-11.146 - DO NOT USE Mineral interest property valued <500	$20	$0
XE-11.182	1	1	XE-11.182 - Community Housing Development Organizations	$5,580,496	$6,250,000
XN-11.252	28	26	XN-11.252 - Motor Veh leased for personal use	$30,231,117	$29,687,836
XV	14	4	XV - Other Exemptions,Public prop,Religious,Charitable Org	$1,481,810	$1,612,950
	293	31		$37,514,953	$37,550,786

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Approved)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	$0	$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	$0	$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	$0	$0
D: REAL, ACREAGE (LAND ONLY)	7.99 (ACRES)	0.00 (ACRES)	$643,750	$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	$0	$0
F: REAL, COMMERCIAL AND INDUSTRIAL	1	0	$410,040	$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	$0	$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	$0	$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	$0	$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	$0	$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	$0	$0
M: TANGIBLE PERSONAL, OTHER	0	0	$0	$0
N: INTANGIBLE PERSONAL	0	0	$0	$0
O: REAL, INVENTORY	0	0	$0	$0
X: EXEMPT	823	846	$477,021,120	$472,149,735
S: SPECIAL INVENTORY	0	0	$0	$0
ERROR:	0	0	$0	$0
TOTAL APPRAISED VALUE	827	846	$478,074,910	$472,149,735
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				$472,149,735

Taxing Units: PCC(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XE-11.182	1	2	XE-11.182 - Community Housing Development Organizations	$28,271,656	$28,136,915
XJ-11.21	2	2	XJ-11.21 - Private schools	$30,436,930	$29,963,700
XR-11.30	1	1	XR-11.30 - Nonprofit water or wastewater corporations	$23,300	$46,390
XT-11.34	7	7	XT-11.34 - Limitation on taxes in certain municipalities	$19,420	$19,420
XU-11.23	1	1	XU-11.23 - Misc Exemptions	$59,559	$59,559
XV	809	831	XV - Other Exemptions,Public prop,Religious,Charitable Org	$417,160,828	$412,859,353
XW-11.36	2	2	XW-11.36 Child Care Facility, BPP Bio Med	$1,049,427	$1,064,398
	823	846		$477,021,120	$472,149,735

Comptrollers Audit Report

7/19/2026 Page: 1

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	349	$0	$111,987,656
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	3	$0	$960,080
C: REAL, VACANT PLATTED LOTS/TRACTS	0	11	$0	$3,673,110
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	43.39 (ACRES)	$0	$2,514,100
E: REAL, FARM AND RANCH IMPROVEMENT	0	23	$0	$9,025,690
F: REAL, COMMERCIAL AND INDUSTRIAL	0	4	$0	$9,263,085
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	$0	$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	$0	$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	$0	$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	$0	$0
L: TANGIBLE PERSONAL, BUSINESS	0	46	$0	$9,383,905
M: TANGIBLE PERSONAL, OTHER	0	7	$0	$553,340
N: INTANGIBLE PERSONAL	0	0	$0	$0
O: REAL, INVENTORY	0	0	$0	$0
X: EXEMPT	0	1	$0	$884,128
S: SPECIAL INVENTORY	0	0	$0	$0
ERROR:	0	0	$0	$0
TOTAL APPRAISED VALUE			$0	$148,245,094
TOTAL EXEMPT PROPERTY	0	0	$0	$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				$148,245,094
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				$387,426,524

Comptrollers Audit Report

7/19/2026 Page: 2

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A	0	349	A-SINGLE-FAMILY RESIDENTIAL (All)	$0	$111,987,656
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	0	349		$0	$111,987,656

Comptrollers Audit Report

7/19/2026

Location: Appraisal   Tax Year: 2026   As Of: Certification   HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B	0	3	B-Multi-family Residences (All)	$0	$960,080
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	0	3		$0	$960,080

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	C1	0	9	C1-Vac Platted - 5.00 Ac Or Less	$0	$1,133,450
C1	C1A	0	2	C1A - Vac Platted - Commercial	$0	$2,539,660
		0	11		$0	$3,673,110

Taxing Units: PCC(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D1	BEES	0	1	BEES	0.00	18.00	$0	$1,096,240	$0	$65,390
D1	NPG	0	3	NATIVE PASTURE GOOD	0.00	25.39	$0	$1,417,860	$0	$4,250
		0	4		0.00	43.39	$0	$2,514,100	$0	$69,640

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E	0	23	E- Rural Land, not Qualified for Open-Space & Res Imps (All)	$0	$9,025,690
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	0	23		$0	$9,025,690

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	0	4	F1-Commercial - Real Property (All)	$0	$9,263,085
	0	4		$0	$9,263,085

Taxing Units: PCC(ARB Under Review)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Under Review)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Under Review)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Under Review)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	0	16	L1-Commercial - Personal Property (All)	$0	$3,725,676
L2	0	2	L2-Industrial & Manufacturing - Personal Property (All)	$0	$2,573,310
L3	0	28	L3-CAD USE Comm - Personal Property Lease Equip & Autos	$0	$3,084,919
	--------------------	----------------		--------------------------------	--------------------------
	0	46		$0	$9,383,905

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY M: TANGIBLE PERSONAL, OTHER

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
M1	0	7	M1-Mobile Homes (All Tangible Personal Property)	$0	$553,340
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	0	7		$0	$553,340

Taxing Units: PCC(ARB Under Review)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Taxing Units: PCC(ARB Under Review)

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
0	0		$0	$0

Comptrollers Audit Report

7/19/2026

Location: Appraisal　Tax Year: 2026　As Of: Certification　HAYSCAD

Taxing Units: PCC(ARB Under Review)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XN-11.252	0	1	XN-11.252 - Motor Veh leased for personal use	$0	$884,128
	0	1		$0	$884,128

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026 As Of: Certification HAYSCAD

Taxing Units: PCC(ARB Under Review)

BREAKDOWN OF EXEMPT VALUE

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

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

PLUM CREEK CONSERVATION DIST	
Taxing Unit Name	Phone *(area code and number)*
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	LINE 1 $ 10,355,005,637
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year 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 unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 10,355,005,637
4.	**Prior year total adopted tax rate.**	$ 0.013700 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** A. **Original prior year ARB values:**............ $ ________ B. **Prior year values resulting from final court decisions:**............ - $ ________ C. **Prior year value loss.** Subtract B from A.[4]	$ ________

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** .... $ ______ **B. Prior year disputed value:** .... - $ ______ **C. Prior year undisputed value.** Subtract B from A. [5]	$ ______
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ ______
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ ______
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 260,000 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 72,074,857 **C. Value loss.** Add A and B. [7]	$ 72,334,857
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 0 **B. Current year productivity or special appraised value:** .... - $ 0 **C. Value loss.** Subtract B from A. [8]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 72,334,857
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ ______
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ ______
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ ______
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ ______
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ ______

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12] **A. Certified values:** .... $ 9,842,944,785 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: .... + $ ______ **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: .... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxingunit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] A calculation of the captured appraised value adjustment for each reinvestment zone using Form 50-110 must be provided to show evidence of this figure. [14] Total the amounts on Line 3 of each form .... - $ ______ **E. Total current year value.** Add A and B, then subtract C and D.	$ ______
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15] **A. Current year taxable value of properties under protest.** 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 under protest. [16] .... $ 134,600,399 **B. Current year value of properties not under protest or included on certified appraisal roll.** 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, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17] .... + $ ______ **C. Total value under protest or not certified.** Add A and B.	$ ______
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year 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 unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]	$ 0
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.	$ ______
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]	$ ______
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. 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, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 295,679,569

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 295,679,569
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ ________
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ ________/$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ________/$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ ________/$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ ________
32.	**Adjusted prior year levy for calculating NNR M&O rate.** **A. M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. + $ ________ **B. Prior year taxes in TIF.** 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 current year captured appraised value in Line 18D, enter 0. – $ ________ **C. Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ ________ **D. Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ ________ **E.** Add Line 31 to 32D.	$ ________
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ ________/$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose**.**	$ ____________	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ ____________	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ ____________/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ ____________/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..	$ ____________	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..	– $ ____________	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ ____________/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ ____________/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose..	$ ____________	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ ____________	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ ____________/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100..	$ ____________/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ ____________/$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ ____________	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ ____________	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ ____________/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100..	$ ____________/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ ____________/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A. Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . . $ ______ **B. Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . . . $ ______ **C.** Subtract B from A and divide by Line 33 and multiply by $100 . . . . . . $ ______/$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ ______/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ ______/$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . . . $ ______ **B.** Divide Line 41A by Line 33 and multiply by $100 . . . . . . $ ______/$100 **C.** Add Line 41B to Line 40.	$ ______/$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ ______/$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] . . . . . . $ ______/$100 **- or -** **B.** The voter-approval tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] a. Enter the **disaster relief cost.** . . . . . . $ ______ b. **Disaster relief rate**. Subtract Line 20 from Line 25 and divide by Line D42(B)(a) . . . . . . $ ______/$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. Enter the **lesser** of the voter-approval M&O tax rate calculated as a special taxing unit or the disaster relief rate.[35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42). .	$ ______/$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2))
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount .... $ ______ **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ ______ **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ ______ **D.** Subtract **amount paid** from other resources .... – $ ______ **E. Adjusted debt.** Subtract B, C and D from A.	$ ______
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ ______
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ ______
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] .... ______% **B.** Enter the prior year actual collection rate. .... ______% **C.** Enter the 2024 actual collection rate. .... ______% **D.** Enter the 2023 actual collection rate. .... ______% **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	______%
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ ______
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ ______
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ ______/$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ ______/$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42 and 49.	$ ______/$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______/$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ ________
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ ________
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ ________/$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ ________/$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ ________/$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ ________/$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ ________/$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [45] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [46]	$ ________
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ ________/$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ ________/$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 68)	$ ______/$100
	B. Unused increment rate (Line 67)	$ ______/$100
	C. Subtract B from A	$ ______/$100
	D. Adopted Tax Rate	$ ______/$100
	E. Subtract D from C	$ ______/$100
	F. 2025 Total Taxable Value (Line 60)	$ ______
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ ______
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 67)	$ ______/$100
	B. Unused increment rate (Line 66)	$ ______/$100
	C. Subtract B from A	$ ______/$100
	D. Adopted Tax Rate	$ ______/$100
	E. Subtract D from C	$ ______/$100
	F. 2024 Total Taxable Value (Line 60)	$ ______
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ ______
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ ______/$100
	B. Unused increment rate (Line 66)	$ ______/$100
	C. Subtract B from A	$ ______/$100
	D. Adopted Tax Rate	$ ______/$100
	E. Subtract D from C	$ ______/$100
	F. 2023 Total Taxable Value (Line 60)	$ ______
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ ______
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ ______
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ ______/$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ ______/$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ ____________/$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________________
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ ____________/$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ ____________/$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ ____________/$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ ____________/$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ ____________/$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ ____________/$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________________
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ ________________
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ ________________
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ ____________/$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ ____________/$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ ______________/$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: _______

Voter-approval tax rate.. $ ______________/$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: _______

De minimis rate... $ ______________/$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here ____
Printed Name of Taxing Unit Representative

sign here ____ ____________________
Taxing Unit Representative Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

Effective Tax Rate Report

Tax Year: 2026 Taxing Unit: PCC

NEW EXEMPTIONS:

	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	6	$260,000	
NEW HS EXEMPTIONS	1,047		$0
NEW PRO EXEMPTIONS	2		$0
NEW OA EXEMPTIONS	264		$1,958,400
NEW DP EXEMPTIONS	10		$0
NEW DV1 EXEMPTIONS	8		$68,000
NEW DV2 EXEMPTIONS	5		$37,500
NEW DV3 EXEMPTIONS	19		$178,000
NEW DV4 EXEMPTIONS	45		$432,000
NEW DVX EXEMPTIONS	25		$4,527,980
NEW HB366 EXEMPTIONS	0		$0
NEW PC EXEMPTIONS	0		$0
NEW FRSS EXEMPTIONS	0		$0
NEW HB9 EXEMPTIONS	1,753		$64,872,977

ABSOLUTE EX TOTAL		$260,000	Line 10A
PARTIAL EX TOTAL	(+)	$72,074,857	Line 10B
2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026	(=)	$72,334,857	Line 10C

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

2025 MARKET		$0	
2026 USE	(-)	$0	
VALUE LOST DUE TO AG APPLICATIONS:	(=)	$0	($0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE [1]	NEW CURRENT TAXABLE [2]
NEW IMPROVEMENTS	1,053	$347,186,943	$255,519,542
RESIDENTIAL	*1,000*	*$318,242,294*	*$235,605,841*

COMMERCIAL	*52*	*$28,944,649*	*$19,913,701*
OTHER	*1*	*$0*	*$0*
NEW ADDITIONS	46	$20,411,557	$7,281,383
RESIDENTIAL	*39*	*$12,626,379*	*$4,902,163*
COMMERCIAL	*6*	*$7,785,178*	*$2,379,220*
OTHER	*1*	*$0*	*$0*
PERCENT COMPLETION CHANGED	51	$63,793,985	$31,360,347
TOTAL NEW PERSONAL VALUE	12	$3,687,297	$1,518,297
SECTION 52 & 59	0	$0	$0
REDUCED/EXPIRING ABATEMENTS	0	$0	$0

TOTALS:	$435,079,782	$295,679,569	Line 24

2025 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	$10,355,005,637	
2025 OA DP FROZEN TAXABLE	$0	
2025 TAX RATE	0.0137	
2025 OA DP TAX CEILING	$0	

2026 CERTIFIED TAXABLE	$9,842,944,785	
2026 TAXABLE UNDER PROTEST	$134,600,399	Line 19A & 19C
2026 OA FROZEN TAXABLE	$0	
2026 DP FROZEN TAXABLE	$0	
2026 TRANSFERRED OA FROZEN TAXABLE	$0	
2026 TRANSFERRED DP FROZEN TAXABLE	$0	
2026 OA FROZEN TAXABLE UNDER PROTEST	$0	
2026 DP FROZEN TAXABLE UNDER PROTEST	$0	
2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	$0	
2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	$0	
2026 APPRAISED VALUE	$10,509,488,175	
2026 OA DP TAX CEILING	$0	

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

2025 total taxable value.	1. $10,355,005,637
2025 tax ceilings.	2. $0
2025 total adopted tax rate.	4. 0.013700
a. 2025 M&O tax rate.	a. 0.013700
b. 2025 I&S tax rate.	+b. 0.000000
2025 taxable value of property in territory deannexed after Jan. 1, 2025.	7. $0
2025 taxable value lost because property first qualified for an exemption in 2026.	8. $72,334,857
a. Absolute exemptions.	a. $260,000
b. Partial exemptions.	+b. $72,074,857
2025 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 2026.	9. $0
a. 2025 market value.	a. $0
b. 2026 productivity or special appraisal value.	-b. $0
2026 certified taxable.	$9,842,944,785
2026 tax ceilings.	18. $0
Total 2026 taxable value of properties in territory annexed after Jan.1, 2025.	20. $0
Total 2026 taxable value of new improvements and new personal property	21. $295,679,569

* 2025 Values as of Supplement 14.

Average/Median Market & Taxable of Homesteads

	Current	Prior
Tax Year	2026	2025
HS Total Market	$4,786,597,322.00	$5,183,041,196.00
HS Total Taxable	$4,348,485,392.00	$4,696,313,450.00
HS Count	16164	16840
HS Average Market	$296,127.03	$307,781.54
HS Average Taxable	$269,022.85	$278,878.47
HS Median Market	$289,585.00	$303,870.00
HS Median Taxable	$280,369.50	$294,313.00

Top Taxpayers Report

TaxYear: 2026 Taxing Units: PCC

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

PLUM CREEK CONSERVATION DIST: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	PLEASANTON HOUSING FINANCE CORPORATION	$89,000,000	$89,000,000
2	2001 HILLSIDE INVESTMENTS LLC	$76,511,369	$76,511,369
3	4000 DACY LANE INVESTMENTS LLC	$73,615,236	$73,615,236
4	SIMWON NA, CORP.	$63,221,622	$62,839,787
5	PLUM CREEK APARTMENTS LLC	$46,000,000	$46,000,000
6	IVT KYLE MARKETPLACE 1031 LLC	$45,947,680	$45,947,680
7	KCP VERGE DE LLC	$37,886,123	$37,886,123
8	H H 828 BEBEE ROAD LLC	$37,000,000	$37,000,000
9	LAUREN CO AIDAN SPE LLC	$36,367,462	$36,367,462
10	NP AUSTIN INDUSTRIAL 2 LLC	$36,265,633	$36,265,633
11	REEF TX KYLE CROSSING LLC	$35,104,790	$35,104,790
12	CROMWELL APC I LLC (26.17%), CROWELL APC II LLC (58.97%) &	$34,761,935	$34,761,935
13	KYLE SPRINGS APARTMENTS LP	$34,691,140	$34,691,140
14	NP AUSTIN INDUSTRIAL 1 LLC	$33,949,181	$33,949,181
15	ENF (KYLE) TECHNOLOGY INC	$35,816,869	$33,498,779
16	OAKS ON MARKETPLACE LLC	$31,750,000	$31,750,000
17	KYLE CROSSING HOLDINGS LLC	$31,530,549	$31,530,549
18	SPARROW PLUM CREEK INVESTORS LLC	$31,000,000	$31,000,000
19	COSTCO WHOLESALE CORPORATION	$30,656,098	$30,531,098
20	TESLA INC	$144,064,503	$28,325,867

PLUM CREEK CONSERVATION DIST: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	SIMWON NA, CORP.	$63,221,622
2	IVT KYLE MARKETPLACE 1031 LLC	$45,947,680
3	NP AUSTIN INDUSTRIAL 2 LLC	$36,265,633
4	REEF TX KYLE CROSSING LLC	$35,100,000
5	NP AUSTIN INDUSTRIAL 1 LLC	$33,949,181
6	KYLE CROSSING HOLDINGS LLC	$30,660,372
7	COSTCO WHOLESALE CORPORATION	$30,648,718
8	MS KYLE HOLDINGS LLC	$26,710,070
9	FC SUNSET RIDGE LP	$25,123,370
10	EGP VISTA RIDGE 1031 LLC	$21,118,425
11	HPI USICIV HAYS LOGISTICS I, LLC	$21,000,000
12	HPI USICIV HAYS LOGISTICS II LLC	$19,700,000
13	WAL-MART REAL ESTATE BUSINESS TRUST	$18,563,448
14	SUTTERWHITE LLC	$18,563,233
15	CORUM INVESTMENTS LLC	$18,500,000
16	SATTERWHITE SOUTH	$16,697,148
17	MI'RED VINES LLC	$15,506,800
18	4701 RATCLIFFE DRIVE PROPCO LLC	$14,898,035
19	SUN CREEKS CROSSING LLC	$14,150,000
20	K LION LLC	$13,914,839

Top Taxpayers Report

TaxYear: 2026 Taxing Units: PCC

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

PLUM CREEK CONSERVATION DIST: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	TESLA INC	$144,064,503
2	ENF (KYLE) TECHNOLOGY INC	$35,816,869
3	TEXAS LEHIGH CEMENT CO	$26,134,129
4	CAPITAL EXCAVATION INC	$25,476,624
5	DYNAMIC SYSTEMS INC	$16,148,443
6	TESLA INC.	$15,503,785
7	SLDM COMMERCIAL PROPERTIES LLC	$8,923,580
8	RUSSEL METALS (USA) INC	$7,923,419
9	CENTRIC FIBER	$4,890,982
10	3700 KYLE CROSSING LLC	$4,768,214
11	MSI (MISCELLANEOUS STEEL INDUSTRIES)	$4,425,062
12	RUSSEL METALS USA INC	$4,059,646
13	AMAZON COM SERVICES INC	$3,464,504
14	LANDURA LTD	$3,150,000
15	RING CO INC	$2,400,000
16	CELLCO PARTNERSHIP	$2,260,997
17	1120 GOFORTH ROAD LLC	$2,105,975
18	17050 IH 35 LTD	$2,032,829
19	FIGUEROA ENTERPRISES INC	$1,783,310
20	AT&T MOBILITY LLC	$1,697,092

PLUM CREEK CONSERVATION DIST: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	IVT KYLE MARKETPLACE 1031 LLC	$45,947,680
2	NP AUSTIN INDUSTRIAL 2 LLC	$36,265,633
3	REEF TX KYLE CROSSING LLC	$35,100,000
4	NP AUSTIN INDUSTRIAL 1 LLC	$33,949,181
5	KYLE CROSSING HOLDINGS LLC	$30,660,372
6	MS KYLE HOLDINGS LLC	$26,710,070
7	FC SUNSET RIDGE LP	$24,598,650
8	EGP VISTA RIDGE 1031 LLC	$21,118,425
9	HPI USICIV HAYS LOGISTICS I, LLC	$21,000,000
10	HPI USICIV HAYS LOGISTICS II LLC	$19,700,000
11	WAL-MART REAL ESTATE BUSINESS TRUST	$18,563,448
12	SUTTERWHITE LLC	$18,563,233
13	CORUM INVESTMENTS LLC	$18,500,000
14	SATTERWHITE SOUTH	$16,697,148
15	MI'RED VINES LLC	$15,506,800
16	COSTCO WHOLESALE CORPORATION	$15,000,000
17	4701 RATCLIFFE DRIVE PROPCO LLC	$14,898,035
18	SUN CREEKS CROSSING LLC	$14,150,000
19	K LION LLC	$13,914,839
20	LS MHC KYLE LLC	$12,550,780

Top Taxpayers Report

TaxYear: 2026   Taxing Units: PCC

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

PLUM CREEK CONSERVATION DIST: Industrial - Real (F2)

	Taxpayer Name	Total Assessed
1	TEXAS LEHIGH CEMENT CO	$9,943,900
2	SLDM COMMERCIAL PROPERTIES LLC	$8,923,580
3	RUSSEL METALS (USA) INC	$7,923,419
4	3700 KYLE CROSSING LLC	$4,768,214
5	LANDURA LTD	$3,150,000
6	MSI (MISCELLANEOUS STEEL INDUSTRIES)	$3,141,840
7	RING CO INC	$2,400,000
8	1120 GOFORTH ROAD LLC	$2,105,975
9	17050 IH 35 LTD	$2,032,829
10	FIGUEROA ENTERPRISES INC	$1,783,310
11	TEXAS LEHIGH CEMENT COMPANY LP	$1,115,369
12	CTX PARK LLC	$833,025
13	BUDA MORIAH MATCAP LLC	$686,878
14	LASALLE HOLDINGS LTD	$656,710
15	CNC MACHINE WORKS LLC	$628,348
16	MCCORMICK RICHARD A & JANET G	$520,000
17	ELAA REAL ESTATE INC	$470,010
18	ARCOS JORGE A JIMENEZ & MARTINEZ ALMA ROSA JIMENEZ	$344,490
19	POCOCK FAMILY PARTNERSHIP LTD	$175,000
20	JIMENEZ-MARTINEZ ALMA ROSA & JIMENEZ IMELDA JIMENEZ	$154,310

PLUM CREEK CONSERVATION DIST: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	SIMWON NA, CORP.	$63,221,622
2	COSTCO WHOLESALE CORPORATION	$15,648,718
3	FEDEX GROUND	$11,529,260
4	PLASTIKON INDUSTRIES	$10,550,749
5	HEB GROCERY CO LP	$10,417,978
6	ATHLETE PERFORMANCE SOLUTIONS	$10,227,828
7	FAVORITE BRANDS, LLC	$9,767,900
8	HOME DEPOT USA 8995	$7,627,978
9	FERGUSON ENTERPRISES LLC	$7,317,642
10	LOWE'S HOME CENTERS INC	$6,651,756
11	VIKING SUPPLY NET	$6,136,769
12	ALSCO UNIFORMS - ALSCO INC	$5,231,702
13	WAL-MART STORE #4130	$5,051,844
14	AMERICAN HVAC METAL SUPPLY CO	$4,868,655
15	RED BIRD FLIGHT	$4,152,970
16	TARGET STORE T-2725	$3,949,425
17	ACES A/C SUPPLY, INC.	$3,184,668
18	ATX SPECIALTY FOODS	$3,068,814
19	UFP KYLE LLC	$2,824,654
20	BOREPRO LLC	$2,786,920

Top Taxpayers Report

TaxYear: 2026 Taxing Units: PCC

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

PLUM CREEK CONSERVATION DIST: Industrial - Business Personal (L2)

	Taxpayer Name	Total Assessed
1	TESLA INC	$144,064,503
2	ENF (KYLE) TECHNOLOGY INC	$35,816,869
3	CAPITAL EXCAVATION INC	$25,476,624
4	TEXAS LEHIGH CEMENT CO	$16,190,229
5	DYNAMIC SYSTEMS INC	$16,148,443
6	TESLA INC.	$15,503,785
7	CENTRIC FIBER	$4,890,982
8	RUSSEL METALS USA INC	$4,059,646
9	AMAZON COM SERVICES INC	$3,464,504
10	CELLCO PARTNERSHIP	$2,260,997
11	AT&T MOBILITY LLC	$1,697,092
12	MSI (MISCELLANEOUS STEEL INDUSTRIES)	$1,283,222
13	T-MOBILE TEXAS LP & WEST CORP	$951,273
14	LAUREN CONCRETE INC	$860,640
15	SAXON INTERNATIONAL LLC	$766,126
16	ZAYO GROUP LLC	$661,357
17	ENTERPRISE TEXAS PIPELINE LLC	$555,201
18	HOTWIRE COMMUNICATIONS LTD	$505,220
19	AT&T MOBILITY LLC	$169,632
20	TILLMAN INFRASTRUCTURE LLC	$121,175

PLUM CREEK CONSERVATION DIST: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S6671	PORTER COUNTRY PHASE 2	137	$11,926,770
2	S2219	CROSSWINDS PHASE 3B	102	$10,057,393
3	S1270	CASETTA RANCH SECTION 5	113	$9,500,172
4	S1093	CAMINO EAST SUBDIVISION PHASE 2	151	$8,650,690
5	S2215	CROSSWINDS PHASE 3A	77	$8,520,300
6	S9355	WATERSTONE UNIT D PHASE 1	104	$8,067,020
7	S9428	WATERMILL SUBDIVISION PHASE 3	110	$8,019,770
8	S6667	PRAIRIE LAKES PHASE 2 SECTION 2	111	$7,813,120
9	S2221	CROSSWINDS PHASE FOUR-A	31	$7,608,480
10	S5112	MARIGOLD PHASE 1	89	$7,418,880
11	S2216	CROSSWINDS PHASE 5A/5B	51	$7,382,150
12	S6648	PORTER COUNTRY PHASE 1	71	$7,118,700
13	S2224	CROSSWINDS PHASE 6A	52	$7,081,966
14	S2226	CROSSWINDS PHASE 6B	72	$6,678,000
15	S0023	700 BUNTON PHASE 1A-2	64	$6,342,320
16	S5113	MARIGOLD PHASE 2	64	$4,531,200
17	S9328	WAYSIDE SUBDIVISION PHASE 1	51	$4,016,490
18	S4283	HYMEADOW SECTION 3 PHASE 4	21	$3,836,785
19	S9374	WAYSIDE SUBDIVISION PHASE 2	23	$3,549,670
20	S9427	WATERSTONE UNIT C	47	$3,315,940

Top Taxpayers Report

HAYSCAD

TaxYear: 2026   Taxing Units: PCC

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

PLUM CREEK CONSERVATION DIST: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	PLEASANTON HOUSING FINANCE CORPORATION	$89,000,000
2	2001 HILLSIDE INVESTMENTS LLC	$76,511,369
3	4000 DACY LANE INVESTMENTS LLC	$73,611,903
4	PLUM CREEK APARTMENTS LLC	$46,000,000
5	KCP VERGE DE LLC	$37,885,303
6	H H 828 BEBEE ROAD LLC	$37,000,000
7	LAUREN CO AIDAN SPE LLC	$36,367,462
8	CROMWELL APC I LLC (26.17%), CROWELL APC II LLC (58.97%) &	$34,761,935
9	KYLE SPRINGS APARTMENTS LP	$34,691,140
10	OAKS ON MARKETPLACE LLC	$31,750,000
11	SPARROW PLUM CREEK INVESTORS LLC	$31,000,000
12	GREY FOREST DEVELOPMENT LLC	$28,000,000
13	OAKS KYLE OWNER LLC	$26,587,000
14	PLUM CREEK ONE LLC & PLUM CREEK TWO LLC &	$25,000,000
15	PLUM CREEK MULTIFAMILY PARTNERS LP	$24,300,000
16	SPI STRAND 160 EX, LLC	$20,400,000
17	PEDCOR INVESTMENTS-2015-CXLV11 LP	$16,863,680
18	1001 WINDY HILL LLC	$8,322,830
19	NAJJAR HOLDING LLC	$5,300,000
20	KYLE DMA HOUSING LP	$4,863,216