

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS
JETT HANNA
JOHN HAVENSTRITE
CELIA ISRAEL
DICK LAVINE
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

July 19, 2025

VILLAGE OF VOLENTE

THOMAS BLAUVELT, MAYOR
16201 DODD STREET, SUITE 100
VOLENTE, TX 78641

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2025.

Approved Net Taxable	\$399,154,230
Certification Percentage	92.19%
Section 26.01(c) Net Taxable Value Under Protest	\$27,032,841
Net Taxable Value	\$426,187,071
Freeze Adjusted Taxable Value	\$426,187,071

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

Form 50-856

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

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).	\$379,378,602
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.	\$ 0
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$379,378,602
4	Prior year total adopted tax rate.	0.079100 /\$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: _____ \$ 0 B. Prior year values resulting from final court decisions: _____ \$ 0 C. Prior year value loss. Subtract B from A	\$ 0
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: _____ \$9,615,297 B. Prior year disputed value: _____ \$961,530 C. Prior year undisputed value. Subtract B from A.	\$8,653,767
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$8,653,767
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$388,032,369
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.	\$ 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: _____ \$ 0 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: _____ \$235,273 C. Value loss. Add A and B	\$235,273
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.	\$ 0
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$235,273
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. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$387,797,096
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$306,748
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.	\$ 446

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$307,194
18	<p>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.</p> <p>A. Certified values: \$399,154,230</p> <hr/> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0</p> <hr/> <p>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</p> <hr/> <p>D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing 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 23 below: \$ 0</p> <hr/> <p>E. Total current year value. Add A and B, then subtract C and D. \$399,154,230</p>	
19	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>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: \$27,032,841</p> <hr/> <p>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: \$ 0</p> <hr/> <p>C. Total value under protest or not certified. Add A and B. \$27,032,841</p>	
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. \$ 0	
21	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. \$426,187,071	
22	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. \$ 0	
23	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. \$7,087,382	
24	Total adjustments to the current year taxable value. Add Lines 22 and 23. \$7,087,382	
25	Adjusted current year taxable value. Subtract Line 24 from Line 21. \$419,099,689	
26	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. 0.073299 /\$100	

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

Notice of Public Hearing – Budget/Tax Rate Information:

2024 Average appraised value of properties with a homestead exemption	\$1,390,719
2024 Total appraised value of all property	\$497,511,296
2024 Total appraised value of all new property	\$8,189,480
2024 Average taxable value of properties with a homestead exemption	\$1,083,764
2024 Total taxable value of all property	\$388,993,899
2024 Total taxable value of all new property	\$8,143,157
2025 Average appraised value of properties with a homestead exemption	\$1,515,597
2025 Total appraised value of all property	\$536,774,935
2025 Total appraised value of all new property	\$7,146,642
2025 Average taxable value of properties with a homestead exemption	\$1,191,609
2025 Total taxable value of all property	\$426,187,071
2025 Total taxable of all new property	\$7,087,382

**Please join us for our annual Truth in Taxation Portal Training on Monday, July 28, 2025, at 10 a.m.
Register for the webinar at Traviscad.org/TNT.**

APPRAISAL TOTALS

7-19-2025

Run ID: 5607

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 1

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (500)	(Count) (45)	(Count) (545)
Land HS Value	207,303,360	14,084,393	221,387,753
Land NHS Value	84,060,807	11,060,718	95,121,525
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	291,364,167	25,145,111	316,509,278
Improvement HS Value	199,487,317	16,711,178	216,198,495
Improvement NHS Value	10,596,809	929,102	11,525,911
Total Improvement	210,084,126	17,640,280	227,724,406
Market Value	501,448,293	42,785,391	544,233,684
BUSINESS PERSONAL PROPERTY	(27)	(1)	(28)
Market Value	3,393,094	5,685	3,398,779
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (527)	(Total Count) (46)	(Total Count) (573)
TOTAL MARKET	504,841,387	42,791,076	547,632,463
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	504,841,387	42,791,076	547,632,463
	91.5%	8.5%	100.0%
HS CAP Limitation Value (-)	56,459,062	5,497,725	61,956,787
CB CAP Limitation Value (-)	15,726,928	2,135,367	17,862,295
NET APPRAISED VALUE	432,655,397	35,157,984	467,813,381
Total Exemption Amount	33,501,167	180,000	33,681,167
NET TAXABLE	399,154,230	34,977,984	434,132,214
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	399,154,230	34,977,984	434,132,214
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	399,154,230	34,977,984	434,132,214

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$343,398.58 = 434,132,214 * (0.079100 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	4,050,001	98	180,000	4	4,230,001	102
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	45,000	1	0	0	45,000	1
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	45,000	1	0	0	45,000	1
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	5,219,332	4	0	0	5,219,332	4
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	9,359,333	104	180,000	4	9,539,333	108
Disabled Veterans Exemptions						
DV1	5,000	1	0	0	5,000	1
DV4	12,000	3	0	0	12,000	3
Subtotal for Disabled Veterans Exemptions	17,000	4	0	0	17,000	4
Special Exemptions						
SO	288,286	10	0	0	288,286	10
Subtotal for Special Exemptions	288,286	10	0	0	288,286	10
Absolute Exemptions						
EX-XV	23,831,126	14	0	0	23,831,126	14
EX-XV-PRORATED	0	0	0	0	0	0
EX366	5,422	9	0	0	5,422	9
Subtotal for Absolute Exemptions	23,836,548	23	0	0	23,836,548	23
Total:	33,501,167	141	180,000	4	33,681,167	145

New Value

Total New Market Value: \$7,146,642
Total New Taxable Value: \$7,087,382

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
OV65	Over 65	4	154,524
SO	Solar (Special Exemption)	3	80,749
Partial Exemption Value Loss:		7	235,273
Total NEW Exemption Value			235,273

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			235,273

New Annexations/Deannexations

Annexations	Count	Market Value	Taxable Value
	1	309,687	0

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	198	1,515,597	26,360	1,191,609
A & E	198	1,515,597	26,360	1,191,609

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
46	42,791,076	31,933,548	27,032,841

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	333		7,055,583	433,835,076	361,516,523
B	Multifamily Residential	1		0	236,034	236,034
C1	Vacant Lots and Tracts	124		0	32,356,211	24,937,670
E	Rural Land,Not Qualified for Open-Space Land	44		0	2,698,060	2,173,701
F1	Commercial Real Property	9		0	8,130,238	6,644,428
F2	Industrial Real Property	4		0	361,548	258,202
J3	Electric Companies (including Co-ops)	1		0	350,610	350,610
L1	Commercial Personal Property	16		0	2,710,217	2,710,217
L2	Industrial and Manufacturing Personal Property	1		0	326,845	326,845
XB	Income Producing Tangible Personal	9		0	5,422	0
XV	Other Totally Exempt Properties (including	14		0	23,831,126	0
Totals:			0	7,055,583	504,841,387	399,154,230

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	18		0	30,723,918	23,602,573
B	Multifamily Residential	1		0	656,502	656,502
C1	Vacant Lots and Tracts	21		0	6,734,177	6,224,734
E	Rural Land,Not Qualified for Open-Space Land	2		0	2,796,886	2,796,886
F1	Commercial Real Property	1		0	456,632	274,328
L1	Commercial Personal Property	1		0	5,685	5,685
O	Residential Inventory	2		91,059	1,417,276	1,417,276
Totals:			0	91,059	42,791,076	34,977,984

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	351		7,055,583	464,558,994	385,119,096
B	Multifamily Residential	2		0	892,536	892,536
C1	Vacant Lots and Tracts	145		0	39,090,388	31,162,404
E	Rural Land,Not Qualified for Open-Space Land	46		0	5,494,946	4,970,587
F1	Commercial Real Property	10		0	8,586,870	6,918,756
F2	Industrial Real Property	4		0	361,548	258,202
J3	Electric Companies (including Co-ops)	1		0	350,610	350,610
L1	Commercial Personal Property	17		0	2,715,902	2,715,902
L2	Industrial and Manufacturing Personal Property	1		0	326,845	326,845
O	Residential Inventory	2		91,059	1,417,276	1,417,276
XB	Income Producing Tangible Personal	9		0	5,422	0
XV	Other Totally Exempt Properties (including	14		0	23,831,126	0
Totals:			0	7,146,642	547,632,463	434,132,214

VILLAGE OF VOLENTE
Top Taxpayers

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1857068	HOWSE STEVEN ZACHARY	\$8,339,343	\$8,339,343
2	1793930	S & H SMITH LIVING TRUST	\$6,515,636	\$6,515,636
3	113948	BROADDUS SCOTT W JR	\$8,159,697	\$5,717,134
4	1465960	LEWIS ROBERT KIP	\$5,952,887	\$5,471,952
5	1966382	LANKENAU MATTHEW & MARIA	\$5,474,443	\$4,761,929
6	1722965	VOLENTE VISION LLC	\$4,383,486	\$4,380,987
7	1847951	MONTEMAYOR ROGER JR & LANEY	\$4,589,458	\$4,158,892
8	1637229	FAMILY LAKE HOUSE LLC	\$3,979,788	\$3,978,343
9	1773793	SUBIA RUSSELL D &	\$4,699,847	\$3,845,461
10	371989	SAMANI FATEMAH & DARIUS MOHAMM	\$4,907,258	\$3,709,058
11	1815043	WHITTENTON LUCAS M &	\$3,946,920	\$3,702,169
12	159115	GRACI ALBERT V & JUDITH A	\$6,648,895	\$3,337,071
13	159039	HIRSCHHORN JOHN B & JOY MICHELE	\$3,736,055	\$3,331,079
14	1654994	ARMENTA ARTURO HERNANDEZ &	\$3,355,408	\$3,316,622
15	1928768	YANG YUN & SALVATORE SFERLAZZA	\$3,442,598	\$3,312,248
16	1576244	BAKER STEVEN	\$4,640,800	\$3,261,377
17	1790066	SMITH S & H LIVING TRUST	\$3,205,862	\$3,205,862
18	1389175	WINTER DOUGLAS J & CHONG S	\$3,317,936	\$3,084,784
19	2026799	DENALI FAMILY REVOCABLE TRUST	\$3,044,778	\$3,044,778
20	2030630	WILSON WILLIAM & CLAUDIA	\$3,528,145	\$3,010,869
Total			\$95,869,240	\$83,485,594