

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Deborah Cartwright
Nicole Conley
Anthony Nguyen
Felipe Ulloa
Blanca Zamora-Garcia

July 20, 2021

VILLAGE OF VOLENTE
THE HONORABLE DAN THOST, MAYOR
16201 DODD STREET, SUITE 100
VOLENTE, TX 78641

In accordance with Tax Code Section 26.01(a) enclosed is the 2021 Certified Value for your taxing unit. The Certified Value shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c). 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. Accordingly, it is a conservative estimate.

As of the writing of this letter the Comptroller's office has not published the 2021 tax rate calculation worksheet forms taxing units are required to use pursuant to Tax Code Section 26.04(d-1) for the calculation of the no-new-revenue and voter-approval tax rates. The information page included with your Certified Value is based on the last available worksheet (Tax Year 2020) and has information to assist you in completing the Truth in Taxation calculations and postings. Once published, if the new tax rate calculation worksheets require additional information to be reported by the appraisal district, we will provide a supplemental report with the additional information as soon as possible. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established 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, 2021.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Marya Crigler", is written over a circular stamp or watermark.

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

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CERTIFIED ESTIMATE OF 2021 APPRAISED VALUES

July 20, 2021

VILLAGE OF VOLENTE

Jurisdiction No. **5G**

Entity ID: **1076**

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2021 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL		PROPERTY UNDER PROTEST	
Number of Accounts	Market Values	Number of Accounts	Market Values
471	288,879,235	54	20,395,587
27	2,782,603	2	370,034
<u>498</u>	<u>291,661,838</u>	<u>56</u>	<u>20,765,621</u>
	REAL PROPERTY		
	PERSONAL PROPERTY		
	TOTAL		

EXEMPTIONS

Number of Accounts	Exemption Amount	Exemption	Number of Accounts	Exemption Amount
	227,028	AG		227,028
	17,422,374	HOMESTEAD CAP ABATEMENT		1,258,881
1	45,000	CHODO / CLT/ LIH		
4	36,000	DISABLED PERSON	1	45,000
2	1,587,271	DISABLED VETERAN		
		DV/FR 100% HS		
		ECONOMIC DEV		
		ENERGY		
12	7,633,312	EXEMPT		
2	877	EXEMPT 366		
		FREEPORT		
		GOODS IN TRANSIT		
		HISTORIC		
		HOMESTEAD		
74	2,925,000	HOMESTEAD OV65	6	270,000
		POLLUTION CONTROL		
3	32,603	SOLAR		
		VEHICLE		
	261,752,373	NET AFTER EXEMPTIONS		18,866,295

SECTION 26.01 (c) VALUE UNDER PROTEST : 16,367,228

NET TAXABLE VALUE

MARYA CRIGLER
CHIEF APPRAISER

278,119,601



2021 CERTIFIED ESTIMATE INFORMATION

July 20, 2021

VILLAGE OF VOLENTE

Juris: 5G

Entity ID: 1076

Tax Rate Worksheet Information (numbering based on form 50-856)

1. 2020 total taxable value	
2. 2020 tax ceiling	
4. 2020 total adopted tax rate	0.0900
5. 2020 taxable value lost because of court appeals of ARB decisions reduced 2020 appraised	
A. Original 2020 ARB Values	
B. 2020 values resulting from final court decisions	
6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2020 ARB Certified Value	
B. 2020 disputed value	
9. 2020 taxable value of property in territory the taxing unit deannexation after Jan 1, 2020	
10. 2020 taxable value lost because a property first qualified for exemption in 2021	
A. Absolute exemptions	0
B. Partial exemptions and amount exempt due to an increased exemption	540,000
11. 2020 taxable value lost because property first qualified for agricultural appraisal in 2021	
A. 2020 market value	
B. 2021 productivity value	
18. Total 2021 taxable value on certified appraisal roll today	
A. Certified taxable	261,752,373
C. Pollution control and energy storage system exemption	
D. Tax increment financing	
19. Total value of properties under protest or not on certified appraisal roll	
A. 2021 taxable value of properties under protest	16,367,228
B. 2021 value of properties not under protest or included on certified appraisal	
20. 2021 tax ceiling	
22. Total 2021 taxable value of properties in territory annexed after Jan 1, 2020	
23. Total 2021 taxable value of new improvements and new personal property located in new improvements	2,881,364

Notice of Public Hearing - Budget/Tax Rate Information

2020 Average appraised value of properties with a homestead exemption	793,363
2020 Total appraised value of all property	273,594,430
2020 Total appraised value of all new property	5,347,205
2020 Average taxable value of properties with a homestead exemption	773,399
2020 Total taxable value of all property	255,148,781
2020 Total taxable value of all new property	5,347,205
2021 Average appraised value of properties with a homestead exemption	917,361
2021 Total appraised value of all property	311,973,403
2021 Total appraised value of all new property	2,881,364
2021 Average taxable value of properties with a homestead exemption	820,567
2021 Total taxable value of all property	278,119,601
2021 Total taxable value of all new property	2,881,364
2021 Tax base reduction due to frozen taxes	
2021 Over-65 collectible levy	

For Entity : VILLAGE OF VOLENTE

Year: 2021

State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
1718479	HOOVER VOLENTE LLC	\$5,368,332	\$5,368,332
1858205	ALFORD BRIAN & KRISTEN CARSON	\$4,251,278	\$4,251,278
1722965	VOLENTE VISION LLC	\$3,302,174	\$3,302,174
1847951	MONTEMAYOR ROGER JR & LANEY	\$3,123,002	\$3,123,002
1793930	S & H SMITH LIVING TRUST	\$2,906,694	\$2,906,694
1773793	SUBIA RUSSELL D &	\$3,327,744	\$2,626,502
1882554	M2 CASA LAGO LLC	\$3,474,785	\$2,611,500
371989	SAMANI FATEMAH & DARIUS MOHAMM	\$3,525,567	\$2,578,902
1501422	COOK TREY & TONYA	\$2,445,800	\$2,445,800
1778877	SHUEL STEVEN A & KATHLEEN A	\$2,400,100	\$2,344,200

2021 CERTIFIED TOTALS

Property Count: 498

5G - VILLAGE OF VOLENTE
ARB Approved Totals

7/20/2021

8:10:56AM

Land		Value		
Homesite:		67,322,253		
Non Homesite:		36,986,235		
Ag Market:		227,561		
Timber Market:		0	Total Land	(+) 104,536,049
Improvement		Value		
Homesite:		177,941,515		
Non Homesite:		6,401,671	Total Improvements	(+) 184,343,186
Non Real		Count	Value	
Personal Property:	27		2,782,603	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 2,782,603
			Market Value	= 291,661,838
Ag		Non Exempt	Exempt	
Total Productivity Market:	227,561		0	
Ag Use:	533		0	Productivity Loss (-) 227,028
Timber Use:	0		0	Appraised Value = 291,434,810
Productivity Loss:	227,028		0	Homestead Cap (-) 17,422,374
				Assessed Value = 274,012,436
				Total Exemptions Amount (Breakdown on Next Page) (-) 12,260,063
				Net Taxable = 261,752,373

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 235,577.14 = 261,752,373 * (0.090000 / 100)

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

2021 CERTIFIED TOTALS

Property Count: 498

5G - VILLAGE OF VOLENTE
ARB Approved Totals

7/20/2021

8:13:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	45,000	0	45,000
DV1	1	0	12,000	12,000
DV4	3	0	24,000	24,000
DVHS	2	0	1,587,271	1,587,271
EX-XV	12	0	7,633,312	7,633,312
EX366	2	0	877	877
OV65	72	2,835,000	0	2,835,000
OV65S	2	90,000	0	90,000
SO	3	32,603	0	32,603
Totals		3,002,603	9,257,460	12,260,063

2021 CERTIFIED TOTALS

Property Count: 56

5G - VILLAGE OF VOLENTE
Under ARB Review Totals

7/20/2021

8:10:56AM

Land		Value		
Homesite:		4,179,496		
Non Homesite:		7,194,375		
Ag Market:		227,561		
Timber Market:		0	Total Land	(+) 11,601,432
Improvement		Value		
Homesite:		7,526,868		
Non Homesite:		1,267,287	Total Improvements	(+) 8,794,155
Non Real		Count	Value	
Personal Property:	2		370,034	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 370,034
			Market Value	= 20,765,621
Ag		Non Exempt	Exempt	
Total Productivity Market:	227,561		0	
Ag Use:	533		0	Productivity Loss (-) 227,028
Timber Use:	0		0	Appraised Value = 20,538,593
Productivity Loss:	227,028		0	Homestead Cap (-) 1,258,881
				Assessed Value = 19,279,712
				Total Exemptions Amount (Breakdown on Next Page) (-) 413,417
				Net Taxable = 18,866,295

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

16,979.67 = 18,866,295 * (0.090000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2021 CERTIFIED TOTALS

Property Count: 56

5G - VILLAGE OF VOLENTE

Under ARB Review Totals

7/20/2021

8:13:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	45,000	0	45,000
DSTR	1	98,417	0	98,417
OV65	6	270,000	0	270,000
Totals		413,417	0	413,417

2021 CERTIFIED TOTALS

Property Count: 554

5G - VILLAGE OF VOLENTE
Grand Totals

7/20/2021

8:10:56AM

Land		Value		
Homesite:		71,501,749		
Non Homesite:		44,180,610		
Ag Market:		455,122		
Timber Market:		0	Total Land	(+) 116,137,481
Improvement		Value		
Homesite:		185,468,383		
Non Homesite:		7,668,958	Total Improvements	(+) 193,137,341
Non Real		Count	Value	
Personal Property:	29		3,152,637	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 3,152,637
			Market Value	= 312,427,459
Ag		Non Exempt	Exempt	
Total Productivity Market:	455,122		0	
Ag Use:	1,066		0	Productivity Loss (-) 454,056
Timber Use:	0		0	Appraised Value = 311,973,403
Productivity Loss:	454,056		0	Homestead Cap (-) 18,681,255
				Assessed Value = 293,292,148
				Total Exemptions Amount (Breakdown on Next Page) (-) 12,673,480
				Net Taxable = 280,618,668

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 252,556.80 = 280,618,668 * (0.090000 / 100)

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

2021 CERTIFIED TOTALS

Property Count: 554

5G - VILLAGE OF VOLENTE
Grand Totals

7/20/2021

8:13:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	90,000	0	90,000
DSTR	1	98,417	0	98,417
DV1	1	0	12,000	12,000
DV4	3	0	24,000	24,000
DVHS	2	0	1,587,271	1,587,271
EX-XV	12	0	7,633,312	7,633,312
EX366	2	0	877	877
OV65	78	3,105,000	0	3,105,000
OV65S	2	90,000	0	90,000
SO	3	32,603	0	32,603
Totals		3,416,020	9,257,460	12,673,480

2021 CERTIFIED TOTALS

Property Count: 498

5G - VILLAGE OF VOLENTE
ARB Approved Totals

7/20/2021 8:13:04AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	302	336.4324	\$2,809,560	\$259,899,007	\$237,853,104
B	MULTIFAMILY RESIDENCE	1	0.3184	\$0	\$304,400	\$304,400
C1	VACANT LOTS AND LAND TRACTS	127	207.9222	\$0	\$15,690,400	\$15,690,400
D1	QUALIFIED OPEN-SPACE LAND	1	5.7250	\$0	\$227,561	\$533
E	RURAL LAND, NON QUALIFIED OPE	25	162.1801	\$0	\$2,041,120	\$2,038,775
F1	COMMERCIAL REAL PROPERTY	8	25.6324	\$0	\$3,078,341	\$3,078,341
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$288,960	\$288,960
L1	COMMERCIAL PERSONAL PROPE	24		\$0	\$2,492,766	\$2,492,766
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$5,094	\$5,094
X	TOTALLY EXEMPT PROPERTY	14	336.5262	\$0	\$7,634,189	\$0
Totals			1,074.7367	\$2,809,560	\$291,661,838	\$261,752,373

2021 CERTIFIED TOTALS

Property Count: 56

5G - VILLAGE OF VOLENTE
Under ARB Review Totals

7/20/2021 8:13:04AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	27	25.4300	\$71,804	\$13,462,739	\$11,790,441
B	MULTIFAMILY RESIDENCE	1	1.5400	\$0	\$568,960	\$568,960
C1	VACANT LOTS AND LAND TRACTS	17	32.7264	\$0	\$1,482,185	\$1,482,185
D1	QUALIFIED OPEN-SPACE LAND	1	5.7250	\$0	\$227,561	\$533
E	RURAL LAND, NON QUALIFIED OPE	4	81.2536	\$0	\$1,373,035	\$1,373,035
F1	COMMERCIAL REAL PROPERTY	4	13.9202	\$0	\$3,281,107	\$3,281,107
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$183,271	\$183,271
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$186,763	\$186,763
Totals			160.5952	\$71,804	\$20,765,621	\$18,866,295

2021 CERTIFIED TOTALS

Property Count: 554

5G - VILLAGE OF VOLENTE
Grand Totals

7/20/2021 8:13:04AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	329	361.8624	\$2,881,364	\$273,361,746	\$249,643,545
B	MULTIFAMILY RESIDENCE	2	1.8584	\$0	\$873,360	\$873,360
C1	VACANT LOTS AND LAND TRACTS	144	240.6486	\$0	\$17,172,585	\$17,172,585
D1	QUALIFIED OPEN-SPACE LAND	2	11.4500	\$0	\$455,122	\$1,066
E	RURAL LAND, NON QUALIFIED OPE	29	243.4337	\$0	\$3,414,155	\$3,411,810
F1	COMMERCIAL REAL PROPERTY	12	39.5526	\$0	\$6,359,448	\$6,359,448
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$288,960	\$288,960
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$183,271	\$183,271
L1	COMMERCIAL PERSONAL PROPE	25		\$0	\$2,679,529	\$2,679,529
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$5,094	\$5,094
X	TOTALLY EXEMPT PROPERTY	14	336.5262	\$0	\$7,634,189	\$0
Totals			1,235.3319	\$2,881,364	\$312,427,459	\$280,618,668

2021 CERTIFIED TOTALS

Property Count: 498

5G - VILLAGE OF VOLENTE
ARB Approved Totals

7/20/2021 8:13:04AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	289	322.8328	\$2,776,957	\$256,419,573	\$234,394,720
A2	SINGLE FAMILY RESIDENCE MH	3	4.1051	\$0	\$440,856	\$440,856
A3	SINGLE FAMILY RESIDENCE DETAIL	22	9.4945	\$32,603	\$3,038,578	\$3,017,528
B3	TRI-PLEX	1	0.3184	\$0	\$304,400	\$304,400
C1	VACANT LOT	126	207.4268	\$0	\$15,616,090	\$15,616,090
C2	VACANT LAND/MISC DETAILS	1	0.4954	\$0	\$74,310	\$74,310
D1	ACREAGE (AG) 1-D-1	1	5.7250	\$0	\$227,561	\$533
E1	FARM AND RANCH IMPR	25	162.1801	\$0	\$2,041,120	\$2,038,775
F1	COMMERCIAL IMPROVED	5	22.2024	\$0	\$2,746,418	\$2,746,418
F3	COMMERCIAL DETAILS	2	2.6800	\$0	\$111,554	\$111,554
F5	COMMERCIAL RES CONVERSION	1	0.7500	\$0	\$220,369	\$220,369
J3	UTILITY (ELECTRIC)	1		\$0	\$288,960	\$288,960
L1	COMMERCIAL PP	24		\$0	\$2,492,766	\$2,492,766
M1	TANGIBLE PERSONAL PROP MH	1		\$0	\$5,094	\$5,094
X	TOTALLY EXEMPT PROPERTY	14	336.5262	\$0	\$7,634,189	\$0
Totals			1,074.7367	\$2,809,560	\$291,661,838	\$261,752,373

2021 CERTIFIED TOTALS

Property Count: 56

5G - VILLAGE OF VOLENTE
Under ARB Review Totals

7/20/2021 8:13:04AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	25	22.1663	\$71,804	\$13,111,384	\$11,440,377
A2	SINGLE FAMILY RESIDENCE MH	1	0.9578	\$0	\$124,675	\$124,675
A3	SINGLE FAMILY RESIDENCE DETAIL	2	2.3059	\$0	\$226,680	\$225,389
B2	DUPLEX	1	1.5400	\$0	\$568,960	\$568,960
C1	VACANT LOT	17	32.7264	\$0	\$1,482,185	\$1,482,185
D1	ACREAGE (AG) 1-D-1	1	5.7250	\$0	\$227,561	\$533
E1	FARM AND RANCH IMPR	4	81.2536	\$0	\$1,373,035	\$1,373,035
F1	COMMERCIAL IMPROVED	4	13.9202	\$0	\$3,234,389	\$3,234,389
F3	COMMERCIAL DETAILS	1		\$0	\$46,718	\$46,718
J4	UTILITY (TELEPHONE)	1		\$0	\$183,271	\$183,271
L1	COMMERCIAL PP	1		\$0	\$186,763	\$186,763
Totals			160.5952	\$71,804	\$20,765,621	\$18,866,295

2021 CERTIFIED TOTALS

Property Count: 554

5G - VILLAGE OF VOLENTE
Grand Totals

7/20/2021 8:13:04AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	314	344.9991	\$2,848,761	\$269,530,957	\$245,835,097
A2	SINGLE FAMILY RESIDENCE MH	4	5.0629	\$0	\$565,531	\$565,531
A3	SINGLE FAMILY RESIDENCE DETAIL	24	11.8004	\$32,603	\$3,265,258	\$3,242,917
B2	DUPLEX	1	1.5400	\$0	\$568,960	\$568,960
B3	TRI-PLEX	1	0.3184	\$0	\$304,400	\$304,400
C1	VACANT LOT	143	240.1532	\$0	\$17,098,275	\$17,098,275
C2	VACANT LAND/MISC DETAILS	1	0.4954	\$0	\$74,310	\$74,310
D1	ACREAGE (AG) 1-D-1	2	11.4500	\$0	\$455,122	\$1,066
E1	FARM AND RANCH IMPR	29	243.4337	\$0	\$3,414,155	\$3,411,810
F1	COMMERCIAL IMPROVED	9	36.1226	\$0	\$5,980,807	\$5,980,807
F3	COMMERCIAL DETAILS	3	2.6800	\$0	\$158,272	\$158,272
F5	COMMERCIAL RES CONVERSION	1	0.7500	\$0	\$220,369	\$220,369
J3	UTILITY (ELECTRIC)	1		\$0	\$288,960	\$288,960
J4	UTILITY (TELEPHONE)	1		\$0	\$183,271	\$183,271
L1	COMMERCIAL PP	25		\$0	\$2,679,529	\$2,679,529
M1	TANGIBLE PERSONAL PROP MH	1		\$0	\$5,094	\$5,094
X	TOTALLY EXEMPT PROPERTY	14	336.5262	\$0	\$7,634,189	\$0
Totals			1,235.3319	\$2,881,364	\$312,427,459	\$280,618,668

2021 CERTIFIED TOTALS

Property Count: 554

5G - VILLAGE OF VOLENTE
Effective Rate Assumption

7/20/2021

8:13:04AM

New Value

TOTAL NEW VALUE MARKET:	\$2,881,364
TOTAL NEW VALUE TAXABLE:	\$2,881,364

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
OV65	Over 65	13	\$540,000
PARTIAL EXEMPTIONS VALUE LOSS		13	\$540,000
NEW EXEMPTIONS VALUE LOSS			\$540,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$540,000

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
193	\$917,361	\$96,794	\$820,567
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
192	\$922,109	\$97,286	\$824,823

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
56	\$20,765,621.00	\$16,367,228