

TRAVIS CENTRAL APPRAISAL DISTRICT

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BLANCA ZAMORA-GARCIA

July 24, 2023

DRIPPING SPRINGS ISD

DR. STEFANI REINOLD, PRESIDENT
C/O GINA MITSCHKE
PO BOX 479
DRIPPING SPRINGS, TX 78620

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2023 Certified Estimate** 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. Accordingly, it is a conservative estimate.

The TEA LPVS information below is based on the homestead exemption amount of \$40,000. The remaining certification information is based on the provisional requirements of SB2, with the homestead exemption set at \$100,000, and the following pages have information to assist you in completing the Truth in Taxation calculations and postings. 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, 2023. Please feel free to contact me if you have any questions or need additional information.

TEA Local Property Value Survey Information – HS \$40,000	
TEA LPVS 2023 Taxable Value	\$26,758,901
TEA LPVS 2023 Local Option Value Loss	\$ 0

SB2 Provisional Certified Value Information – HS \$100,000	
Approved Freeze Adjusted Taxable	\$19,356,408
Certification Percentage	72%
Section 26.01(c) Value Under Protest	\$7,087,522
Freeze Adjusted Taxable Value	\$26,443,930

Sincerely,

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

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

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1	2022 total taxable value	\$-5,021,658
2	2022 tax ceiling	\$4,856,238
4	2022 total adopted tax rate	1.2929
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	
5B	2022 values resulting from final court decisions	
6	2022 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2022 ARB certified value	\$17,038,474
6B	2022 disputed value	\$1,703,847
9	2022 taxable value of property in territory the taxing unit deannexed after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$ 0
10B	Partial exemptions and amount exempt due to an increased exemption	\$1,048,733
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	\$ 0
11B	2023 productivity value	\$ 0
13	2022 captured value of property in a TIF/TIRZ	
18	Total 2023 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$19,356,408
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	
18D	2023 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	\$7,087,522
19B	2023 value of properties not under protest or included in certified appraisal	
20	2023 tax ceiling	\$4,548,422
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2022	\$ 0
23	Total 2023 taxable value of new improvements and new personal property located in new improvements	\$208,329

Notice of Public Hearing – Budget/Tax Rate Information

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2022 Average appraised value of properties with a homestead exemption	\$381,132
2022 Total appraised value of all property	\$231,788,911
2022 Total appraised value of all new property	\$75,193
2022 Average taxable value of properties with a homestead exemption	\$258,494
2022 Total taxable value of all property	\$12,016,816
2022 Total taxable value of all new property	\$75,193
2023 Average appraised value of properties with a homestead exemption	\$678,596
2023 Total appraised value of all property	\$237,379,087
2023 Total appraised value of all new property	\$208,329
2023 Average taxable value of properties with a homestead exemption	\$228,688
2023 Total taxable value of all property	\$26,443,930
2023 Total taxable of all new property	\$208,329

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (91)	(Count) (20)	(Count) (111)
Land HS Value	5,567,368	663,634	6,231,002
Land NHS Value	104,297,664	4,520,076	108,817,740
Ag Land Market Value	47,774,091	59,203,203	106,977,294
Total Land Value	157,639,123	64,386,913	222,026,036
Improvement HS Value	17,721,947	7,610,875	25,332,822
Improvement NHS Value	7,435,557	821,313	8,256,870
Total Improvement	25,157,504	8,432,188	33,589,692
Market Value	182,796,627	72,819,101	255,615,728
BUSINESS PERSONAL PROPERTY	(7)	(0)	(7)
Market Value	982,138	0	982,138
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (98)	(Total Count) (20)	(Total Count) (118)
TOTAL MARKET	183,778,765	72,819,101	256,597,866
Ag Land Market Value	47,774,091	59,203,203	106,977,294
Ag Use	160,405	215,934	376,339
Ag Loss (-)	47,613,686	58,987,269	106,600,955
APPRAISED VALUE	136,165,079	13,831,832	149,996,911
	90.8%	9.2%	100.0%
HS CAP Limitation Value (-)	9,687,282	4,248,263	13,935,545
NET APPRAISED VALUE	126,477,797	9,583,569	136,061,366
Total Exemption Amount	104,042,626	221,333	104,263,959
NET TAXABLE	22,435,171	9,362,236	31,797,407
TAX LIMIT/FREEZE ADJUSTMENT	3,078,763	1,469,659	4,548,422
LIMIT ADJ TAXABLE (I&S)	19,356,408	7,892,577	27,248,985
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	19,356,408	7,892,577	27,248,985

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$394,820.58 = 27,248,985 * 1.292900 / 100 + \$42,518.45

DRIPPING SPRINGS ISD

Tax Limit Adjustment Breakdown

(Freeze)

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	169,570	59,570	770.18	770.18	1,021.89	824.17	1
OV65	4,036,784	2,866,895	32,125.17	30,319.28	36,797.25	33,701.81	15
OV65S	262,298	152,298	1,969.06	1,801.07	2,124.38	1,801.07	1
Total	4,468,652	3,078,763	34,864.41	32,890.53	39,943.52	36,327.05	17
Tax Rate: 1.292900							

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
OV65	1,590,992	1,469,659	11,166.54	9,627.92	11,166.54	9,627.92	2
Total	1,590,992	1,469,659	11,166.54	9,627.92	11,166.54	9,627.92	2
Tax Rate: 1.292900							

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	169,570	59,570	770.18	770.18	1,021.89	824.17	1
OV65	5,627,776	4,336,554	43,291.71	39,947.2	47,963.79	43,329.73	17
OV65S	262,298	152,298	1,969.06	1,801.07	2,124.38	1,801.07	1
Total	6,059,644	4,548,422	46,030.95	42,518.45	51,110.06	45,954.97	19
Tax Rate: 1.292900							

EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count		Total	Count	Total	Count
Homestead Exemptions							
HS-Local	0	0		0	0	0	0
HS-State	1,572,572	18		211,333	3	1,783,905	21
HS-Prorated	0	0		0	0	0	0
OV65-Local	0	0		0	0	0	0
OV65-State	110,000	12		10,000	2	120,000	14
OV65-Prorated	0	0		0	0	0	0
OV65S-Local	0	0		0	0	0	0
OV65S-State	10,000	1		0	0	10,000	1
OV65S-Prorated	0	0		0	0	0	0
DP-Local	0	0		0	0	0	0
DP-State	10,000	1		0	0	10,000	1
DP-Prorated	0	0		0	0	0	0
DVHS	11,979	1		0	0	11,979	1
DVHS-Prorated	0	0		0	0	0	0
Subtotal for Homestead Exemptions	1,714,551	33		221,333	5	1,935,884	38
Disabled Veterans Exemptions							
DV4	0	1		0	0	0	1
Subtotal for Disabled Veterans Exemptions	0	1		0	0	0	1
Special Exemptions							
SO	147,910	1		0	0	147,910	1
Subtotal for Special Exemptions	147,910	1		0	0	147,910	1
Absolute Exemptions							
EX-XV	102,180,165	22		0	0	102,180,165	22
EX-XV-PRORATED	0	0		0	0	0	0
Subtotal for Absolute Exemptions	102,180,165	22		0	0	102,180,165	22
Total:	104,042,626	57		221,333	5	104,263,959	62

New Value

Total New Market Value:	\$208,329
Total New Taxable Value:	\$208,329

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
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
HS	Homestead	21	1,048,733
Increased Exemption Value Loss:		21	1,048,733
Total Exemption Value Loss:			1,048,733

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	13	678,596	92,308	228,688
A & E	19	1,104,730	92,803	303,025

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
20	72,819,101	53,600,322	7,087,522

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	25		0	12,966,454	7,358,934
C1	Vacant Lots and Tracts	13		0	955,104	850,104
D1	Qualified Open-Space Land	26	1,703.67	0	47,774,091	160,405
D2	Farm or Ranch Improvements on Qualified	1		0	1,433,301	1,433,301
E	Rural Land,Not Qualified for Open-Space Land	21		208,329	17,487,512	11,650,289
J3	Electric Companies (including Co-ops)	2		0	785,283	785,283
J4	Telephone Companies (including Co-ops)	2		0	27,046	27,046
L1	Commercial Personal Property	2		0	169,741	169,741
L2	Industrial and Manufacturing Personal Property	1		0	68	68
XV	Other Totally Exempt Properties (including	22		0	102,180,165	0
Totals:			1,703.67	208,329	183,778,765	22,435,171

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	1		0	877,440	213,962
C1	Vacant Lots and Tracts	7		0	522,790	522,790
D1	Qualified Open-Space Land	8	2,750.8	0	59,203,203	215,934
E	Rural Land,Not Qualified for Open-Space Land	12		0	11,731,133	7,925,015
F1	Commercial Real Property	1		0	484,535	484,535
Totals:			2,750.8	0	72,819,101	9,362,236

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	26		0	13,843,894	7,572,896
C1	Vacant Lots and Tracts	20		0	1,477,894	1,372,894
D1	Qualified Open-Space Land	34	4,454.47	0	106,977,294	376,339
D2	Farm or Ranch Improvements on Qualified	1		0	1,433,301	1,433,301
E	Rural Land,Not Qualified for Open-Space Land	33		208,329	29,218,645	19,575,304
F1	Commercial Real Property	1		0	484,535	484,535
J3	Electric Companies (including Co-ops)	2		0	785,283	785,283
J4	Telephone Companies (including Co-ops)	2		0	27,046	27,046
L1	Commercial Personal Property	2		0	169,741	169,741
L2	Industrial and Manufacturing Personal Property	1		0	68	68
XV	Other Totally Exempt Properties (including	22		0	102,180,165	0
Totals:			4,454.47	208,329	256,597,866	31,797,407

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1652015	WHOA RANCH TRAVIS LLC	\$7,050,746	\$3,619,227
2	1545139	BLEK PARTNERS	\$2,477,271	\$2,477,271
3	1756380	JAE PROPERTIES LLC	\$2,445,427	\$2,445,427
4	1508340	SPRY RANCH LP	\$2,317,486	\$2,317,486
5	1794267	STEWART SUZANNE M	\$8,224,602	\$1,481,531
6	1532189	REIMERS EUGENE H & VELMA JEAN LIFE	\$5,588,411	\$1,441,521
7	1642712	LANGFORD DELVIN & JANE	\$3,199,432	\$1,374,904
8	1830810	HAMILTON POOL PROPERTIES LLC	\$2,238,137	\$1,372,867
9	1643067	STEWART SUZANNE M	\$34,806,152	\$1,364,648
10	1888073	KIRKPATRICK JENNIFER ANN	\$1,353,025	\$1,353,025
11	557279	AMINI RON	\$6,167,404	\$1,043,228
12	1647413	FRANK RAYMOND EDWARD	\$976,953	\$976,953
13	1434299	YEARGAN MICHAEL & BRANDY	\$3,000,073	\$851,238
14	314505	PRATT WILLIAM S & DENISE CHENE	\$690,635	\$690,635
15	1955998	RETREAT AT HAMILTON POOL LLC	\$625,007	\$625,007
16	1803249	BENTREE RV RESORTS LLC	\$525,225	\$525,225
17	288130	NEWSOM ROLLO K & SYLVIA C	\$982,091	\$443,565
18	1974093	LCRA TRANSMISSION SRVCS CORP	\$441,555	\$441,555
19	1706085	PRICE TIMOTHY MICHAEL	\$995,538	\$402,855
20	1485810	GREEN DENNIS L & GLORIA B KUHLES	\$754,994	\$384,267
Total			\$84,860,164	\$25,632,435