2026 Developed Water District Voter-Approval Tax Rate Worksheet

Form 50-860

Fern Bluff MUD
Water District Name

(512) 238-0606
Phone *(area code and number)*

7320 Wyoming Springs Dr.
Water District's Address, City, State, ZIP Code

www.fernbluffmud.org
Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Voter Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value 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.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* to calculate its voter-approval tax rate.

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.

Insert hyperlink:

Line	Worksheet	Amount/Rate
1.	**Prior year average appraised value of residence homestead.** [2]	$ 575,761
2.	**Prior year general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions. [3]	$ 0
3.	**Prior year average taxable value of residence homestead.** Line 1 minus Line 2.	$ 575,761
4.	**Prior year adopted M&O tax rate.**	$ 0.18 /$100
5.	**Prior year M&O tax on average residence homestead.** Multiply Line 3 by Line 4, divide by $100.	$ 1,036
6.	**Highest M&O tax on average residence homestead with increase.** Multiply Line 5 by 1.035. [4]	$ 1,072
7.	**Current year average appraised value of residence homestead.**	$ 556,102
8.	**Current year general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions. [5]	$ 0
9.	**Current year average taxable value of residence homestead.** Line 7 minus Line 8.	$ 556,102
10.	**Highest current year M&O tax rate.** Line 6 divided by Line 9, multiply by $100. [6]	$ 0.19277 /$100
11.	**Current year debt tax rate.**	$ Ø /$100

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Water Code § 49.236(a)(2)(C)
[3] Tex. Water Code § 49.236(a)(2)(D)
[4] Tex. Water Code § 49.23602(a)(2)(A)
[5] Tex. Water Code § 49.236(a)(2)(E)
[6] Tex. Water Code § 49.236(a)(2)(F)

SECTION 1: Voter Approval Tax Rate (continued)

0.204279

Line	Worksheet	Amount/Rate
12.	**Current year contract tax rate.**	$ 0 /$100
13.	0.026279 0.18 0.207739 **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.** 0.00146	
	A. Voter-approval tax rate	$ 0.19277 /$100
	B. Unused increment rate	$ 0 /$100
	C. Subtract B from A	$ 0.19277 /$100
	D. Adopted Tax Rate	$ 0.18 /$100
	E. Subtract D from C	$ 0.01277 /$100
	F. 2025 Total Taxable Value	$ 1,062,949,284
	G. Multiply E by F and divide the results by $100	$ 135,739
14.	**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	$ 0.196980 /$100
	B. Unused increment rate	$ 0 /$100
	C. Subtract B from A	$ 0.196980 /$100
	D. Adopted Tax Rate	$ 0.19 /$100
	E. Subtract D from C	$ 0.006980 /$100
	F. 2024 Total Taxable Value	$ 987,846,324
	G. Multiply E by F and divide the results by $100	$ 68,953
15.	**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	$ 0.200562 /$100
	B. Unused increment rate	$ 0 /$100
	C. Subtract B from A	$ 0.200562 /$100
	D. Adopted Tax Rate	$ 0.20 /$100
	E. Subtract D from C	$ 0.000562 /$100
	F. 2023 Total Taxable Value	$ 913 838 006
	G. Multiply E by F and divide the results by $100	$ 5136 ~~5,136~~ ~~513,577~~
16.	**Total Foregone Revenue Amount.** Add Lines 13G, 14G and 15G.	$ 209,828
17.	**2026 Unused Increment Rate.** Divide Line 16 by the current total value as defined in Tax Code Section 26.012(6). Multiply the result by 100 [7] 1,063,737 572	$ 0.01973 /$100
18.	**Total 2026 voter-approval tax rate.** Add Lines 10, 11, 12 and 17.	$ 0.2125 /$100

SECTION 2: Mandatory Tax Election Rate

The mandatory tax election rate is the highest total tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older. [8]

Line	Worksheet	Amount/Rate
19.	**Prior year average taxable value of residence homestead.** Enter the amount from Line 3.	$ 575,761
20.	**Prior year adopted total tax rate.**	$ 0.18 /$100
21.	**Prior year total tax on average residence homestead.** Multiply Line 19 by Line 20 divide by $100.	$ 1,036

[7] Tex. Tax Code § 26.013

[8] Tex. Water Code § 49.23602(a)(2)

SECTION 2: Mandatory Tax Election Rate (continued)

Line	Worksheet	Amount/Rate
22.	**Current year mandatory election amount of taxes per average residence homestead.** Multiply Line 21 by 1.035.	$ 1,072
23.	**Current year mandatory election tax rate, before unused increment.** Divide Line 22 by Line 9 and multiply by $100.	$ 0.19277 /$100
24.	**Current year mandatory tax election rate.** Add Line 17 and Line 23.	$ 0.2125 /$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

print here ______________________________

Printed Name of Water District Representative

sign here ______________________________ ______________

Water District Representative Date

625 F.M. 1460
Georgetown, Texas 78626

(512) 930-3787

www.wcad.org

July 17th, 2025 OLD

To Whom this May Concern,

Due to new legislation related to Truth in Taxation, we will be slightly modifying the certification packet to make it easier for our entities to use the information. We have made sure to include all the necessary fields for your calculations while removing some redundancies. If you have any questions, feel free to reach out at Jessicam@wcad.org.

With Kindest Regards,

Alvin Lankford

Williamson Central Appraisal District

CERTIFIED 2025 VALUES

Chief Appraiser:

Alvin Lankford

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2025 value for the following jurisdiction:

Fern Bluff MUD

M18

Approved Appraisal Roll No. of Accounts	Approved Appraisal Roll Market Value		Property Under Protest No. of Accounts	Property Under Protest Market Value
1,878	$1,090,000,660	Real Property	47	$25,007,880
48	$5,100,751	Personal Property	7	$142,877
1,926	$1,095,101,411	Total	54	$25,150,757

Exemptions

No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
1,502		HS Homestead Local	33	
1,502		HS HomesteadState	33	
388	$9,425,000	O65 Local	6	$150,000
388		O65 State	6	
19	$425,000	DP Local		
19		DP State		
41	$401,500	DV (disable vet)	1	$5,000
16	$8,767,610	DV (disable vet 100%)		
5	$3,072,943	DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
8	$223,100	SOL	1	$5,083
		PC		
		CHDO04		
		FP		
1	$5,600	MUV		
		AB		
		VEH		
14	$11,117	HB366		
		WSA		
16	$3,270,713	SPEcAuto	2	$113,545
		HT		
3	$33,956	CBL		$0

804	$19,163,032	***Homestead Cap Adjustment***	24	$307,396
	$1,040,204,021	***Net taxable (Before Freeze)***		$24,569,733
		Taxpayers Estimate of Value (under review)		$14,741,840

Printed on 7/15/2025 by Chief Appraiser

Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District

CERTIFICATION OF 2025 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2025 value for the following jurisdiction:

Taxing Unit M18 - Fern Bluff MUD

Taxable Value	Prior year Total Taxable value	$987,846,324
	Prior year Tax Ceilings	$0
	Prior Year Total Adopted Tax Rate	0.1900000
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2025)	Original Prior Year ARB Values	$0
	Prior Year Values Resulting from Final Court Decisions	$0
	Prior year Value Loss	$0
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year ARB Certified Value	$513,167
	Prior Year ARB Disputed Value	$76,975
	Prior Year Undisputed Value	$436,192
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	$0
	Partial Exemptions	$672,000
	Value Loss	$672,000
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 currrent year.	Prior Year Market Value	$0
	Current Year Productivity or special appraisal value	$0
	Value Loss	$0
Total current taxable value on the certified appraisal roll today.	Current Year Certified Values	$1,040,204,021
	Current year Taxable Value of Properties Under Protest	$14,741,840
	Current Year Tax Ceiling	$0
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		$0
Prior year taxable value of property in territory deannexed after Jan. 1		$0

Printed on 7/16/2025 **by Chief Appraiser**

Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District

CERTIFICATION OF 2025 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2025 value for the following jurisdiction:

Taxing Unit M18

	A1 state code			Homestead		
	No. Properties	Value	Average	No. Properties	Value	Average
Prior Year Market Value	1,874	$1,052,893,335	$561,843	1,538	$885,027,925	$575,441
Prior YearTaxable Value	1,874	$985,666,213	$525,969	1,538	$817,939,649	$531,820
Current Year Market Value	1,874	$1,104,901,473	$589,595	1,530	$923,000,016	$603,268
Current year Taxable Value	1,874	$1,062,949,284	$567,209	1,530	$881,099,283	$575,882

Current year Total Appraised Value of New Improvements $160,939

Current year Total Taxable Value of New Improvements $160,939

OLD

****This report does not account for any prorated homestead exemptions.**

Printed on 7/17/2025 by Chief Appraiser

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2024** As of: **Supplement 13** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

M18 - Fern Bluff MUD (ARB Approved Totals) **Number of Properties: 1982**

Land Totals

Land - Homesite	(+)	$215,603,750					
Land - Non Homesite	(+)	$59,494					
Land - Ag Market	(+)	$0					
Land - Timber Market	(+)	$0					
Land - Exempt Ag/Timber Market	(+)	$0					
Total Land Market Value	(=)	**$215,663,244**	(+)	**$215,663,244**			

Improvement Totals

Improvements - Homesite	(+)	$837,649,420					
Improvements - Non Homesite	(+)	$8,816,600					
Total Improvements	(=)	**$846,466,020**	(+)	**$846,466,020**			

Other Totals

Personal Property (57)		$4,613,788	(+)	$4,613,788			
Minerals (0)		$0	(+)	$0			
Autos (0)		$0	(+)	$0			
Total Market Value			(=)	**$1,066,743,052**			**$1,066,743,052**
Total Market Value 100%			(=)	**$1,066,743,052**			
Total Homestead Cap Adjustment (1060)						(-)	**$45,654,267**
Total Circuit Breaker Limit Cap Adjustment (0)						(-)	**$0**
Total Exempt Property (21)						(-)	**$8,848,445**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0					
Ag Use (0)	(-)	$0					
Timber Use (0)	(-)	$0					
Total Productivity Loss	(=)	**$0**				(-)	**$0**
Total Assessed						(=)	**$1,012,240,340**

Exemptions

(HS Assd 846,827,346)

(HS) Homestead Local (1552)	(+)	$0					
(HS) Homestead State (1552)	(+)	$0					
(O65) Over 65 Local (377)	(+)	$9,175,000					
(O65) Over 65 State (377)	(+)	$0					
(DP) Disabled Persons Local (19)	(+)	$425,000					
(DP) Disabled Persons State (19)	(+)	$0					
(DV) Disabled Vet (41)	(+)	$406,000					
(DVX) Disabled Vet 100% (18)	(+)	$8,769,651					
(DVXSS) DV 100% Surviving Spouse (4)	(+)	$2,278,381					
(PRO) Prorated Exempt Property (2)	(+)	$551,796					
(SOL) Solar (8)	(+)	$205,835					
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	$8,000					
(AUTO) Lease Vehicles Ex (17)	(+)	$2,560,919					
(HB366) House Bill 366 (15)	(+)	$13,434					
Total Exemptions	(=)	**$24,394,016**				(-)	**$24,394,016**
Net Taxable (Before Freeze)						(=)	**$987,846,324**

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2025** As of: **Certification** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

M18 - Fern Bluff MUD (ARB Approved Totals) **Number of Properties: 1926**

Land Totals

Land - Homesite	(+)	$219,216,050				
Land - Non Homesite	(+)	$59,494				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$219,275,544**	(+)	**$219,275,544**		

Improvement Totals

Improvements - Homesite	(+)	$861,883,857				
Improvements - Non Homesite	(+)	$8,841,259				
Total Improvements	(=)	**$870,725,116**	(+)	**$870,725,116**		

Other Totals

Personal Property (48)		$5,100,751	(+)	$5,100,751		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			(=)	**$1,095,101,411**		**$1,095,101,411**
Total Market Value 100%			(=)	**$1,095,101,411**		
Total Homestead Cap Adjustment (804)					(-)	**$19,163,032**
Total Circuit Breaker Limit Cap Adjustment (3)					(-)	**$33,956**
Total Exempt Property (23)					(-)	**$10,097,819**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	**$0**			(-)	**$0**
Total Assessed					(=)	**$1,065,806,604**

Exemptions

(HS Assd 888,301,878)

(HS) Homestead Local (1502)	(+)	$0				
(HS) Homestead State (1502)	(+)	$0				
(O65) Over 65 Local (388)	(+)	$9,425,000				
(O65) Over 65 State (388)	(+)	$0				
(DP) Disabled Persons Local (19)	(+)	$425,000				
(DP) Disabled Persons State (19)	(+)	$0				
(DV) Disabled Vet (41)	(+)	$401,500				
(DVX) Disabled Vet 100% (16)	(+)	$8,767,610				
(DVXSS) DV 100% Surviving Spouse (5)	(+)	$3,072,943				
(SOL) Solar (8)	(+)	$223,100				
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	$5,600				
(AUTO) Lease Vehicles Ex (16)	(+)	$3,270,713				
(HB366) House Bill 366 (14)	(+)	$11,117				
Total Exemptions	(=)	**$25,602,583**			(-)	**$25,602,583**
Net Taxable (Before Freeze)					(=)	**$1,040,204,021**

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2025** As of: **Certification** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

M18 - Fern Bluff MUD (Under ARB Review Totals) **Number of Properties: 54**

Land Totals

Land - Homesite	(+)	$5,048,100				
Land - Non Homesite	(+)	$0				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$5,048,100**	(+)	**$5,048,100**		

Improvement Totals

Improvements - Homesite	(+)	$19,959,780				
Improvements - Non Homesite	(+)	$0				
Total Improvements	(=)	**$19,959,780**	(+)	**$19,959,780**		

Other Totals

Personal Property (7)		$142,877	(+)	$142,877		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			(=)	**$25,150,757**		**$25,150,757**
Total Market Value 100%			(=)	**$25,150,757**		
Total Homestead Cap Adjustment (24)					(-)	**$307,396**
Total Circuit Breaker Limit Cap Adjustment (0)					(-)	**$0**
Total Exempt Property (0)					(-)	**$0**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	**$0**			(-)	**$0**
Total Assessed					(=)	**$24,843,361**

Exemptions

(HS Assd 17,774,688)

(HS) Homestead Local (33)	(+)	$0				
(HS) Homestead State (33)	(+)	$0				
(O65) Over 65 Local (6)	(+)	$150,000				
(O65) Over 65 State (6)	(+)	$0				
(DV) Disabled Vet (1)	(+)	$5,000				
(SOL) Solar (1)	(+)	$5,083				
(AUTO) Lease Vehicles Ex (2)	(+)	$113,545				
Total Exemptions	(=)	**$273,628**			(-)	**$273,628**
Net Taxable (Before Freeze)					(=)	**$24,569,733**

Effective Tax Rate Report

Tax Year: 2025 Taxing Unit: M18 - Fern Bluff MUD

NEW EXEMPTIONS:

	COUNT	2024 ABSOLUTE EX VALUES	2025 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	$0	
NEW HS EXEMPTIONS	40		$0
NEW PRO EXEMPTIONS	0		$0
NEW OA EXEMPTIONS	27		$650,000
NEW DP EXEMPTIONS	0		$0
NEW DV1 EXEMPTIONS	2		$10,000
NEW DV2 EXEMPTIONS	0		$0
NEW DV3 EXEMPTIONS	0		$0
NEW DV4 EXEMPTIONS	1		$12,000
NEW DVX EXEMPTIONS	0		$0
NEW HB366 EXEMPTIONS	0		$0
NEW PC EXEMPTIONS	0		$0
NEW FRSS EXEMPTIONS	0		$0

ABSOLUTE EX TOTAL		$0
PARTIAL EX TOTAL	(+)	$672,000
2024 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2025	(=)	$672,000

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

2024 MARKET		$0	
2025 USE	(-)	$0	
VALUE LOST DUE TO AG APPLICATIONS:	(=)	$0	($0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE [1]	NEW CURRENT TAXABLE [2]
NEW IMPROVEMENTS	**0**	**$0**	**$0**
RESIDENTIAL	*0*	*$0*	*$0*
COMMERCIAL	*0*	*$0*	*$0*

OTHER	*0*	*$0*	*$0*
NEW ADDITIONS	**13**	**$7,957,791**	**$160,939**
RESIDENTIAL	*13*	*$7,957,791*	*$160,939*
COMMERCIAL	*0*	*$0*	*$0*
OTHER	*0*	*$0*	*$0*
PERCENT COMPLETION CHANGED	0	$0	$0
TOTAL NEW PERSONAL VALUE	0	$0	$0
SECTION 52 & 59	0	$0	$0
REDUCED/EXPIRING ABATEMENTS	0	$0	$0

TOTALS:	$7,957,791	$160,939

2024 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	$987,846,324
2024 OA DP FROZEN TAXABLE	$0
2024 TAX RATE	0.1900
2024 OA DP TAX CEILING	$0

2025 CERTIFIED TAXABLE	$1,040,204,021
2025 TAXABLE UNDER PROTEST	$24,569,733
2025 OA FROZEN TAXABLE	$0
2025 DP FROZEN TAXABLE	$0
2025 TRANSFERRED OA FROZEN TAXABLE	$0
2025 TRANSFERRED DP FROZEN TAXABLE	$0
2025 OA FROZEN TAXABLE UNDER PROTEST	$0
2025 DP FROZEN TAXABLE UNDER PROTEST	$0
2025 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	$0
2025 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	$0
2025 APPRAISED VALUE	$1,090,649,965
2025 OA DP TAX CEILING	$0

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

625 F.M. 1460
Georgetown, Texas 78626

(512) 930-3787

www.wcad.org

"Our mission is to provide an accurate, fair and cost-effective appraisal roll while maintaining high levels of transparency and giving industry leading customer service to the consumers of our data and services."

July 16, 2026

NEW

To: M18 - Fern Bluff MUD,

This year's certification packet has been updated to include the new HB9 exemption for business personal property as part of the rate calculation process. We have also added the median homestead value for posting purposes.

We continue to make improvements to streamline the certification documents by including all necessary fields and labels to make the rate calculation process as efficient and user-friendly as possible. If you have suggestions for future revisions or enhancements, please contact Jessica Miller or me. We appreciate your feedback and will consider any recommendations that may improve the process.

If you have any questions regarding the certification documents, please feel free to contact Jessica Miller at Jessicam@wcad.org.

With kindest regards,

Alvin Lankford, RPA, CCA, CAE, AAS

Williamson Central Appraisal District

CERTIFIED 2026 VALUES

Fern Bluff MUD

Approved Appraisal Roll		M18	Property Under Protest	
No. of Accounts	**Market Value**		**No. of Accounts**	**Market Value**
1,911	$1,046,847,270	Real Property	14	$8,045,096
58	$6,344,904	Personal Property		
1,969	$1,053,192,174	Total	14	$8,045,096
No. of Accounts	**Exemption Amount**	**Exemptions**	**No. of Accounts**	**Exemption Amount**
		AgMkt		
		Mineral		
		Auto		
1,515		HS Homestead Local	7	
1,515		HS HomesteadState	7	
413	$10,075,000	O65 Local	1	$25,000
413		O65 State	1	
20	$450,000	DP Local		
20		DP State		
41	$420,000	DV (disable vet)		
18	$9,402,025	DV (disable vet 100%)		
5	$2,930,662	DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
7	$200,752	SOL		
		PC		
		CHDO04		
		FP		
1	$5,600	MUV		
0		AB		
		VEH		
		HB366		
		WSA		
9	$2,195,841	SPEcAuto		
		HT		
1	$18,648	CBL		
56	$2,790,793	HB9		
		GIT		
		BI		
		FEED		
6	$64,327	***Homestead Cap Adjustment***		
	$1,014,584,770	***Net taxable (Before Freeze)***		$8,020,096
		Taxpayers Estimate of Value (under review)		$4,812,058

Printed on 7/15/2026 by Chief Appraiser

Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District

CERTIFICATION OF 2026 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2026 value for the following jurisdiction:

Taxing Unit M18 - Fern Bluff MUD

Taxable Value	Prior year Total Taxable value	$1,063,757,572
	Prior year Tax Ceilings	$0
	Current Year Tax Ceiling	$0
	Preliminary Prior year adjusted taxable value	$1,063,757,572
	Prior Year Total Adopted Tax Rate	0.1800000
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year ARB Certified Value	$0
	Prior Year ARB Disputed Value	$0
	Prior Year Undisputed Value	$0
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	$0
	Partial Exemptions	$2,469,512
	Value Loss	$2,469,512
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 currrent year.	Prior Year Market Value	$0
	Current Year Productivity or special appraisal value	$0
	Value Loss	$0
Total current taxable value on the certified appraisal roll today.	Current Year Certified Values	$1,014,584,770
	Taxpayers Estimate of Value (under protest)	$4,812,058
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		$0
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2026)	Original Prior Year ARB Values	$526,576
	Prior Year Values Resulting from Final Court Decisions	$506,377
	Prior year Value Loss	$20,199
	Current Year Total Appraised value of new improvements	
	Current Year Total taxable value of new improvements	$0

Printed on 7/18/2025 by Chief Appraiser

TAXING UNIT: M18 - Fern Bluff MUD

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	$0	
NEW HS EXEMPTIONS	49		$0
NEW PRO EXEMPTIONS	0		$0
NEW OA EXEMPTIONS	36		$900,000
NEW DP EXEMPTIONS	0		$0
NEW DV1 EXEMPTIONS	0		$0
NEW DV2 EXEMPTIONS	0		$0
NEW DV3 EXEMPTIONS	0		$0
NEW DV4 EXEMPTIONS	1		$12,000
NEW DVX EXEMPTIONS	2		$964,403
NEW HB366 EXEMPTIONS	0		$0
NEW FRSS EXEMPTIONS	0		$0
NEW PC EXEMPTION	0		$0
NEW HB9 EXEMPTION	56		$593,109

ABSOLUTE EX TOTAL	$0
PARTAL EX TOTAL	$2,469,512

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 $2,469,512

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 ANEXED PROPERTY: $0

NEW AG USE APPLICATIONS:

NEW AG APPLICATION COUNT	0
2025 MARKET	$0
2026 USE	$0
VALUE LOSS DUE TO AG APPLICATIONS	$0

TAXING UNIT: M18 - Fern Bluff MUD

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	0		$0

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,529	1,515
HS TOTAL MARKET	$922,691,701	$866,044,386
HS TOTAL TAXABLE	$880,338,338	$842,494,120
HS AVERAGE MARKET	$603,461	$571,646
HS AVERAGE TAXABLE	$575,761	$556,102
HS MEDIAN MARKET	$587,510	$569,143
HS MEDIAN TAXABLE	$567,987	$554,555

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,111	1,081
HS TOTAL MARKET	$677,515,301	$625,736,017
HS TOTAL TAXABLE	$656,756,308	$618,983,859
HS AVERAGE MARKET	$609,825	$578,849
HS AVERAGE TAXABLE	$591,140	$572,603
HS MEDIAN MARKET	$591,240	$578,293
HS MEDIAN TAXABLE	$580,420	$576,527

NEW

TAXING UNIT: M18 - Fern Bluff MUD

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	$1,063,757,572
2025 OA DP FROZEN TAXABLE	$0
2025 TAX RATE	0.1800000

CURRENT YEAR

2026 CERTIFIED TAXABLE	$1,014,584,770
2026 TAXABLE UNDER PROTEST	$8,020,096
2026 OA FROZEN TAXABLE	$0
2026 DP FROZEN TAXABLE	$0
2026 TRANSFERED OA FROZEN TAXABLE	$0
2026 TRANSFERED DP FROZEN TAXABLE	$0
2026 OA FROZEN TAXABLE UNDER PROTEST	$0
2026 DP FROXEN TAXABLE UNDER PROTEST	$0
2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	$0
2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	$0
2026 OA DP FROZEN TAXABLE	$0

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2025** As of: **Supplement 14** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

M18 - Fern Bluff MUD (ARB Approved Totals) **Number of Properties: 1981**

Land Totals

Land - Homesite	(+)	$224,264,150				
Land - Non Homesite	(+)	$59,494				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$224,323,644**	**(+)**	**$224,323,644**		

Improvement Totals

Improvements - Homesite	(+)	$881,303,636				
Improvements - Non Homesite	(+)	$8,841,259				
Total Improvements	**(=)**	**$890,144,895**	**(+)**	**$890,144,895**		

Other Totals

Personal Property (56)		$5,245,077	(+)	$5,245,077		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$1,119,713,616**		**$1,119,713,616**
Total Market Value 100%			**(=)**	**$1,119,713,616**		
Total Homestead Cap Adjustment (814)					(-)	**$19,281,072**
Total Circuit Breaker Limit Cap Adjustment (3)					(-)	**$33,956**
Total Exempt Property (23)					(-)	**$10,097,819**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0		
Ag Use (0)	(-)	$0		
Timber Use (0)	(-)	$0		
Total Productivity Loss	**(=)**	**$0**	**(-)**	**$0**
Total Assessed			**(=)**	**$1,090,300,769**

Exemptions

(HS Assd 910,093,860)

(HS) Homestead Local (1542)	(+)	$0		
(HS) Homestead State (1542)	(+)	$0		
(O65) Over 65 Local (399)	(+)	$9,725,000		
(O65) Over 65 State (399)	(+)	$0		
(DP) Disabled Persons Local (20)	(+)	$450,000		
(DP) Disabled Persons State (20)	(+)	$0		
(DV) Disabled Vet (43)	(+)	$430,500		
(DVX) Disabled Vet 100% (17)	(+)	$9,235,596		
(DVXSS) DV 100% Surviving Spouse (5)	(+)	$3,072,943		
(SOL) Solar (9)	(+)	$228,183		
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	$5,600		
(AUTO) Lease Vehicles Ex (18)	(+)	$3,384,258		
(HB366) House Bill 366 (14)	(+)	$11,117		
Total Exemptions	**(=)**	**$26,543,197**	**(-)**	**$26,543,197**
Net Taxable (Before Freeze)			**(=)**	**$1,063,757,572**

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2026** As of: **Certification** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

M18 - Fern Bluff MUD (ARB Approved Totals) **Number of Properties: 1969**

Land Totals

Land - Homesite	(+)	$213,169,800				
Land - Non Homesite	(+)	$58,016				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$213,227,816**	**(+)**	**$213,227,816**		

Improvement Totals

Improvements - Homesite	(+)	$824,778,451				
Improvements - Non Homesite	(+)	$8,841,003				
Total Improvements	**(=)**	**$833,619,454**	**(+)**	**$833,619,454**		

Other Totals

Personal Property (58)		$6,344,904	(+)	$6,344,904		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$1,053,192,174**		**$1,053,192,174**
Total Market Value 100%			**(=)**	**$1,053,192,174**		
Total Homestead Cap Adjustment (6)					(-)	**$64,327**
Total Circuit Breaker Limit Cap Adjustment (1)					(-)	**$18,648**
Total Exempt Property (23)					(-)	**$10,053,756**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$1,043,055,443**

Exemptions

(HS Assd 865,759,913)

(HS) Homestead Local (1515)	(+)	$0				
(HS) Homestead State (1515)	(+)	$0				
(O65) Over 65 Local (413)	(+)	$10,075,000				
(O65) Over 65 State (413)	(+)	$0				
(DP) Disabled Persons Local (20)	(+)	$450,000				
(DP) Disabled Persons State (20)	(+)	$0				
(DV) Disabled Vet (41)	(+)	$420,000				
(DVX) Disabled Vet 100% (18)	(+)	$9,402,025				
(DVXSS) DV 100% Surviving Spouse (5)	(+)	$2,930,662				
(SOL) Solar (7)	(+)	$200,752				
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	$5,600				
(AUTO) Lease Vehicles Ex (9)	(+)	$2,195,841				
(HB9) House Bill 9 Personal Property (56)	(+)	$2,790,793				
Total Exemptions	**(=)**	**$28,470,673**			**(-)**	**$28,470,673**
Net Taxable (Before Freeze)					**(=)**	**$1,014,584,770**

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2026** As of: **Certification** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

M18 - Fern Bluff MUD (Under ARB Review Totals) **Number of Properties: 14**

Land Totals

Land - Homesite	(+)	$1,578,000				
Land - Non Homesite	(+)	$0				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$1,578,000**	**(+)**	**$1,578,000**		

Improvement Totals

Improvements - Homesite	(+)	$6,467,096				
Improvements - Non Homesite	(+)	$0				
Total Improvements	**(=)**	**$6,467,096**	**(+)**	**$6,467,096**		

Other Totals

Personal Property (0)		$0	(+)	$0		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$8,045,096**		**$8,045,096**
Total Market Value 100%			**(=)**	**$8,045,096**		
Total Homestead Cap Adjustment (0)					(-)	**$0**
Total Circuit Breaker Limit Cap Adjustment (0)					(-)	**$0**
Total Exempt Property (0)					(-)	**$0**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$8,045,096**

Exemptions

(HS Assd 4,007,312)

(HS) Homestead Local (7)	(+)	$0				
(HS) Homestead State (7)	(+)	$0				
(O65) Over 65 Local (1)	(+)	$25,000				
(O65) Over 65 State (1)	(+)	$0				
Total Exemptions	**(=)**	**$25,000**			**(-)**	**$25,000**
Net Taxable (Before Freeze)					**(=)**	**$8,020,096**