

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
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BLANCA ZAMORA-GARCIA

July 19, 2025

CITY OF LAGO VISTA

THE HONORABLE CHARLES WEST, MAYOR
PO BOX 4727
LAGO VISTA, TX 78645

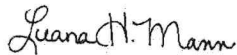
In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining 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	\$2,260,298,735
Certification Percentage	89.87%
Section 26.01(c) Net Taxable Value Under Protest	\$230,504,402
Net Taxable Value	\$2,490,803,137
Freeze Adjusted Taxable Value	\$2,490,803,137

Sincerely,



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).	\$2,422,819,368
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.	\$2,422,819,368
4	Prior year total adopted tax rate.	0.423100 /\$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: \$6,000,000 B. Prior year values resulting from final court decisions: \$5,600,000 C. Prior year value loss. Subtract B from A	\$400,000
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$60,410,895 B. Prior year disputed value: \$6,041,090 C. Prior year undisputed value. Subtract B from A.	\$54,369,805
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$54,769,805
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$2,477,589,173
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 freepport, 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: \$381,005 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: \$18,653,403 C. Value loss. Add A and B	\$19,034,408
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.	\$19,034,408
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.	\$2,458,554,765
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$10,402,145
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.	\$10,042

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.	\$10,412,187
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: \$2,260,298,735</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0</p> <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: \$1,907,960</p> <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> <p>E. Total current year value. Add A and B, then subtract C and D. \$2,258,390,775</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: \$230,504,402</p> <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> <p>C. Total value under protest or not certified. Add A and B. \$230,504,402</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.	\$2,488,895,177
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.	\$1,304,464
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.	\$69,327,103
24	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$70,631,567
25	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$2,418,263,610
26	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	0.430565 /\$100

Form 50-856**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	\$494,199
2024 Total appraised value of all property	\$3,240,202,097
2024 Total appraised value of all new property	\$116,285,860
2024 Average taxable value of properties with a homestead exemption	\$330,321
2024 Total taxable value of all property	\$2,483,230,263
2024 Total taxable value of all new property	\$103,165,561
2025 Average appraised value of properties with a homestead exemption	\$458,002
2025 Total appraised value of all property	\$3,112,591,545
2025 Total appraised value of all new property	\$74,926,225
2025 Average taxable value of properties with a homestead exemption	\$334,316
2025 Total taxable value of all property	\$2,490,803,137
2025 Total taxable of all new property	\$69,327,103

***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.***

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (11,128)	(Count) (2,189)	(Count) (13,317)
Land HS Value	438,809,911	43,254,538	482,064,449
Land NHS Value	456,621,465	131,880,407	588,501,872
Land Ag Market Value	29,542,808	5,288,952	34,831,760
Land Timber Market Value	0	0	0
Total Land Value	924,974,184	180,423,897	1,105,398,081
Improvement HS Value	1,733,318,610	124,528,353	1,857,846,963
Improvement NHS Value	157,010,816	14,707,276	171,718,092
Total Improvement	1,890,329,426	139,235,629	2,029,565,055
Market Value	2,815,303,610	319,659,526	3,134,963,136
BUSINESS PERSONAL PROPERTY	(244)	(5)	(249)
Market Value	25,187,581	527,146	25,714,727
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (11,372)	(Total Count) (2,194)	(Total Count) (13,566)
TOTAL MARKET	2,840,491,191	320,186,672	3,160,677,863
Ag Productivity	58,859	17,168	76,027
Ag Loss (-)	29,483,949	5,271,784	34,755,733
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	2,811,007,242	314,914,888	3,125,922,130
	88.8%	11.2%	100.0%
HS CAP Limitation Value (-)	97,213,568	11,175,171	108,388,739
CB CAP Limitation Value (-)	13,246,012	11,793,743	25,039,755
NET APPRAISED VALUE	2,700,547,662	291,945,974	2,992,493,636
Total Exemption Amount	440,248,927	23,078,710	463,327,637
NET TAXABLE	2,260,298,735	268,867,264	2,529,165,999
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	2,260,298,735	268,867,264	2,529,165,999
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	2,260,298,735	268,867,264	2,529,165,999

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

\$10,700,901.34 = 2,529,165,999 * (0.423100 / 100)

CITY OF LAGO VISTA
Exemptions

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	301,560,472	3,845	20,487,870	215	322,048,342	4,060
HS-State	0	0	0	0	0	0
HS-Prorated	698,207	9	317,593	4	1,015,800	13
DVHS	52,276,807	112	1,803,232	3	54,080,039	115
DVHS-Prorated	1,276,438	5	0	0	1,276,438	5
DVHSS	1,670,855	4	0	0	1,670,855	4
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	357,482,779	3,975	22,608,695	222	380,091,474	4,197
Disabled Veterans Exemptions						
DV1	322,000	35	10,000	2	332,000	37
DV1S	5,000	1	0	0	5,000	1
DV2	196,500	24	12,000	1	208,500	25
DV3	208,000	22	10,000	1	218,000	23
DV3S	20,000	2	0	0	20,000	2
DV4	754,399	95	12,000	1	766,399	96
DV4S	48,000	6	0	0	48,000	6
Subtotal for Disabled Veterans Exemptions	1,553,899	185	44,000	5	1,597,899	190
Special Exemptions						
MASSS	387,868	1	0	0	387,868	1
PC	11,607	1	185,750	1	197,357	2
SO	1,574,023	103	136,580	6	1,710,603	109
Subtotal for Special Exemptions	1,973,498	105	322,330	7	2,295,828	112
Absolute Exemptions						
EX-XV	79,171,619	206	103,685	3	79,275,304	209
EX-XV-PRORATED	0	0	0	0	0	0
EX366	67,132	66	0	0	67,132	66
Subtotal for Absolute Exemptions	79,238,751	272	103,685	3	79,342,436	275
Total:	440,248,927	4,537	23,078,710	237	463,327,637	4,774

2025 Adjusted Certified
49 Totals

CITY OF LAGO VISTA
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$74,926,225
Total New Taxable Value: \$69,327,103

JETI

Chapter 313

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

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

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	7	381,005
Absolute Exemption Value Loss:		7	381,005

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	1	5,000
DV2	Disabled Veterans 30% - 49%	2	15,000
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	8	84,000
DVHS	Disabled Veteran Homestead	9	2,799,877
HS	Homestead	160	15,337,681
SO	Solar (Special Exemption)	23	401,845
Partial Exemption Value Loss:		204	18,653,403
Total NEW Exemption Value			19,034,408

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			19,034,408

New Annexations/Deannexations

Annexations	Count	Market Value	Taxable Value
	4	1,512,728	1,304,464

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	3,861	458,002	96,916	334,316
A & E	3,862	458,151	96,944	334,443

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
2,194	320,186,672	272,100,354	230,504,402

CITY OF LAGO VISTA
State Category Breakdown

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	5,238		48,941,260	2,196,603,612	1,745,995,099
B	Multifamily Residential	126		1,613,155	62,248,842	60,263,753
C1	Vacant Lots and Tracts	5,365		0	291,502,518	278,971,430
D1	Qualified Open-Space Land	7	720.72	0	29,542,808	58,859
D2	Farm or Ranch Improvements on Qualified	1		0	10,210	10,210
E	Rural Land,Not Qualified for Open-Space Land	34		0	43,696,558	41,807,009
F1	Commercial Real Property	107		628,620	85,825,178	83,573,064
F2	Industrial Real Property	45		0	6,297,147	4,601,219
J3	Electric Companies (including Co-ops)	3		0	3,850,091	3,850,091
J4	Telephone Companies (including Co-ops)	2		0	407,494	407,494
J7	Cable Companies	4		0	847,026	847,026
L1	Commercial Personal Property	156		0	18,260,086	18,260,086
L2	Industrial and Manufacturing Personal Property	6		0	1,510,974	1,499,367
M1	Mobile Homes	22		0	1,638,137	1,580,014
O	Residential Inventory	156		9,461,945	19,011,759	18,574,014
S	Special Inventory	2		0	0	0
XB	Income Producing Tangible Personal	66		0	67,132	0
XV	Other Totally Exempt Properties (including	208		0	79,171,619	0
Totals:			720.72	60,644,980	2,840,491,191	2,260,298,735

CITY OF LAGO VISTA
State Category Breakdown

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	336		9,440,664	165,447,486	131,777,356
B	Multifamily Residential	4		0	1,275,697	1,206,306
C1	Vacant Lots and Tracts	1,641		0	97,427,804	92,017,144
D1	Qualified Open-Space Land	2	163.65	0	5,288,952	17,168
E	Rural Land,Not Qualified for Open-Space Land	17		0	6,293,659	5,519,982
F1	Commercial Real Property	27		199,668	10,179,489	9,394,357
F2	Industrial Real Property	17		0	4,956,764	4,825,230
L1	Commercial Personal Property	5		0	527,146	527,146
M1	Mobile Homes	1		0	105,890	105,890
O	Residential Inventory	152		4,640,913	28,580,100	23,476,685
XV	Other Totally Exempt Properties (including	3		0	103,685	0
Totals:			163.65	14,281,245	320,186,672	268,867,264

CITY OF LAGO VISTA
State Category Breakdown

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	5,574		58,381,924	2,362,051,098	1,877,772,455
B	Multifamily Residential	130		1,613,155	63,524,539	61,470,059
C1	Vacant Lots and Tracts	7,006		0	388,930,322	370,988,574
D1	Qualified Open-Space Land	9	884.37	0	34,831,760	76,027
D2	Farm or Ranch Improvements on Qualified	1		0	10,210	10,210
E	Rural Land,Not Qualified for Open-Space Land	51		0	49,990,217	47,326,991
F1	Commercial Real Property	134		828,288	96,004,667	92,967,421
F2	Industrial Real Property	62		0	11,253,911	9,426,449
J3	Electric Companies (including Co-ops)	3		0	3,850,091	3,850,091
J4	Telephone Companies (including Co-ops)	2		0	407,494	407,494
J7	Cable Companies	4		0	847,026	847,026
L1	Commercial Personal Property	161		0	18,787,232	18,787,232
L2	Industrial and Manufacturing Personal Property	6		0	1,510,974	1,499,367
M1	Mobile Homes	23		0	1,744,027	1,685,904
O	Residential Inventory	308		14,102,858	47,591,859	42,050,699
S	Special Inventory	2		0	0	0
XB	Income Producing Tangible Personal	66		0	67,132	0
XV	Other Totally Exempt Properties (including	211		0	79,275,304	0
Totals:			884.37	74,926,225	3,160,677,863	2,529,165,999

2025 Adjusted Certified
49 Totals

CITY OF LAGO VISTA
Top Taxpayers

TRAVIS CAD
As of Roll # 1

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1910794	HINES LAKE TRAVIS LAND II LP	\$16,266,218	\$15,799,928
2	1928721	TOLL SOUTHWEST LLC	\$9,208,007	\$9,208,007
3	1298877	LAGO VISTA RETAIL CENTER	\$9,555,059	\$8,631,125
4	1921198	SHORELINE RANCH TEXAS LP	\$9,377,940	\$8,454,990
5	1398572	TURNBACK DEVELOPMENT L L C	\$8,183,502	\$8,183,502
6	1678291	LVV INVESTMENTS LLC	\$8,146,701	\$8,146,701
7	1928472	EMERALD HABITAT LLC	\$8,897,500	\$7,998,304
8	1679029	LANTOGA PROPERTIES LLC	\$7,929,054	\$7,929,054
9	1878231	FIREFLY COVE LLC	\$13,596,014	\$7,078,134
10	1936018	MONTECHINO VENTURES GROUP LLC	\$10,579,646	\$6,665,981
11	1858433	ATTWOOD GREGORY & KIMBERLY	\$7,973,241	\$6,378,593
12	1677172	CARL GREGORY TRIPLE	\$6,266,932	\$6,266,932
13	1755802	HOLLOWS ON LAKE TRAVIS LLC	\$6,925,411	\$6,165,324
14	1791469	KCG VISTA BELLA LP	\$5,603,395	\$5,603,395
15	1601485	ANODAMINE INC	\$5,600,000	\$5,600,000
16	1791554	CORDSEN CONSTRUCTION LLC	\$5,177,913	\$5,177,913
17	1830084	WESTIN HOMES & PROPERTIES LP	\$4,692,708	\$4,692,708
18	1999981	TSHH LLC	\$4,590,065	\$4,590,065
19	1971363	LV PENINSULA HOLDING LLC	\$4,262,400	\$4,262,400
20	1794524	HIGHLAND HOMES - AUSTIN LLC	\$3,798,800	\$3,798,800
Total			\$156,630,506	\$140,631,856