

Circular Productions

DBA HouckDesign
 PO Box 163373
 Austin, TX 78716
 512-426-7722

Invoice

Date	Invoice #
7/12/2021	4927

Bill To
Block House MUD c/o Municipal Accounts & Consulting, LP 6500 River Place Blvd Bldg 4, Suite 104 Austin, TX 78730

Ship To

P.O. Number	Terms	Ship	Via	F.O.B.	Due Date	SO #
	Net	7/12/2021	NA		7/12/2021	
Quantity	Description			Price Each	Amount	
	Course Design -- 9-Hole Design Final Payment, Jumano -- Community Gardens site			2,500.00	2,500.00	
	THANK YOU					

Please Remit Payments To:

CIRCULAR PRODUCTIONS
 dba HouckDesign
 P.O. Box 163373
 Austin, TX 78716

Subtotal	\$2,500.00
Sales Tax (6.75%)	\$0.00
Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00

Thank you!

Contact@HouckDesign.com
 circularproductions.com

Block House MUD No. 1

Schedule related to Park Bond Issuance

Calendar

Park Committee	Ursula Logan and Stuart	PC
Financial Advisor	Public Finance Group LLC - Cheryl Allen & Lauren Smith	PFG
General Counsel	Armbrust & Brown, PLLC	A&B
Bond Counsel	McCall Parkhurst & Horton, LLP	MPH
Engineer	Gray & Associates Engineers	DWG

Date	Task	Responsible Party
6.23.21	Park Committee discussion with Board of Directors to focus on: a. Priority of Facilities	PC
	Park Committee tasks 6.24.21 until 7.27.21	
	a. Tour Community Buildings in surrounding MUDs	PC
7.21.21	Special Board Meeting to discuss potential Park Bonds	Board
	a. Priority of Facilities	PC
	b. Presentation of Bond Analysis, including necessary Debt Service Tax Rate	PFG
	c. Information needed from current and potential consultants moving forward	PFG/MPH/A&B
7.28.21	Engagement of Hitchcock Group - to quantify costs related to Jumano Park Community Building	
	Engagement of Hitchcock Group	Board
7.21.21 - 8.11.21	Board Members tour other recreation centers for ideas to share with the Hitchcock Group for the design possibilities of the Jumano Park Community Building	Board
8.11.21	Special Board Meeting to discuss Budget considerations for Fiscal Year 2022 (potentially include funds to address fence renovations within the District)	Board/Bookkeeper
8.18.21	Special Board Meeting to discuss any proposal to set tax rate, take a record vote on proposed tax rate, and announce the date, time, place of the September 8, 2021 Special Meeting at which the Board will hold a public hearing, vote on, and adopt the 2021 tax rate.	Board
	Presentation of Tax Recommendation	PFG
	Board authorizes publication of Notice of Public Hearing on 2021 Tax Rate	Board
8.25.21	Presentation of Hitchcock Group Report related Jumano Park Community Building	
	Presentation of Preliminary Tax Rate Recommendation to Board of Directors and Park Committee	PFG
	Discussion on Park Bonds potential impact, if any, on Debt Service Tax Rate Board/Park Committee directives regarding issuance of Park Bonds	PFG/PC/Board Board/PC
	<i>In the event, the decision is made to proceed with the issuance of Park Bonds</i>	
9.8.21	Special Board Meeting: Adopt the District's 2021-2022 budget. Hold a public hearing on the District's tax rate, take a record vote on the District's tax rate, adopt an Order Levying Taxes, and authorize filing of the Order Levying Taxes with Williamson County Tax Assessor-Collector	Board
9.22.21	Presentation of final Park Improvements to be funded	PC
	Presentation of final Park Bond size and cash flow information	PFG
8.25.21 - 10.25.21	Preparation of Park Bonds Bond Application	DWG
11.1.21	Submittal of Park Bonds Bond Application to TCEQ	DWG
11.1.21 - 1.21.22	TCEQ Review of Park Bond Application	TCEQ
1.25.22	TCEQ Approval of Park Bond Application	TCEQ
1.26.22	Board of Directors approval to Bond Sale Schedule and direction to proceed with sale of the Bonds	Board
2.9.22	Park Bond Sale	All
3.9.22	Park Bond Closing - Funds available to construct Park Improvements	All

**Block House Municipal Utility District
Unlimited Tax Park Bonds, Series 2022
SUMMARY OF COSTS**

	Total Estimated Costs	100% Reimbursement
<u>Construction Costs</u>		
Park and Recreational Improvements	\$ 2,724,600	\$ 2,724,600
Total Construction Costs	\$ 2,724,600	\$ 2,724,600
<u>Non Construction Costs</u>		
A. Legal Fees (3.00%)		\$ 94,500
B. Financial Advisor Fee (2.0%)		63,000
C. Capitalized Interest (1 yr @ 2.75%)		86,625
D. Bond Discount (3%)		94,500
E. Cost of Issuance		28,500 ^(a)
F. Attorney General Review Fee (0.10%)		3,150
G. TCEQ Review Fee (0.25%)		7,875
G. Bond Application Report (1.50%)		47,250
Total Non-Construction Costs		\$ 425,400
TOTAL BOND ISSUE REQUIREMENT		\$ 3,150,000
 (a) The cost of issuance includes the following costs:		
		<u>Estimated</u>
Publication of Notice of Sale		\$ 500
TCEQ Filing Fee		500
Disclosure Counsel		8,500
IRS Form 8038 Filing Fee		250
Bond Preparation Fee		500
Courier Deliveries, Faxes, Copies, Postage		250
Printing & Shipping of OS		1,500
Moody's Rating Fee		13,500
Miscellaneous		3,000
		\$ 28,500

Block House Municipal Utility District
Projection of Income and Expenses - Debt Service Fund

No Growth

\$ 3,150,000 Unlimited Tax Park Bonds, Series 2022

prepared by Public Finance Group

<u>Year</u>	<u>Projected Assessed Valuation</u>	<u>Tax Rate Per \$100 A.V.</u>	<u>Tax Collections @ 99%</u>	<u>Investment Income @ 1.00%</u>	<u>Total Available for Debt</u>	<u>Total Outstanding Debt</u>	<u>Projected Series 2022 @ 2.75%</u>	<u>Projected Total Debt</u>	<u>Cumulative Debt Fund Balance</u>	<u>Percentage of Subsequent Year's Debt</u>
2020	489,614,302 (a)	0.2925							\$ 678,632 (c)	
2021	\$ 546,205,272 (b)	\$ 0.2925	1,417,801	\$ 6,786	\$ 2,103,219	\$ 1,433,750	\$ -	\$ 1,433,750	756,094 (d)	49.38%
2022	546,205,272	0.2730	1,581,674	7,561	2,345,329	1,437,450	93,632	1,531,082	814,247	52.99%
2023	546,205,272	0.2730	1,476,229	-	2,290,475	1,446,075	90,651	1,536,726	753,749	49.01%
2024	546,205,272	0.2730	1,476,229	-	2,229,978	1,392,475	145,388	1,537,863	692,116	44.94%
2025	546,205,272	0.2730	1,476,229	-	2,168,345	1,406,375	133,760	1,540,135	628,210	40.74%
2026	546,205,272	0.2730	1,476,229	-	2,104,438	1,439,475	102,454	1,541,929	562,509	35.57%
2027	546,205,272	0.2730	1,476,229	-	2,038,738	1,494,300	86,939	1,581,239	457,500	29.64%
2028	546,205,272	0.2730	1,476,229	-	1,933,729	-	1,543,455	1,543,455	390,274	25.21%
2029	546,205,272	0.2730	1,476,229	-	1,866,503	-	1,548,065	1,548,065	318,438	
			\$ 13,333,077	\$ 14,347		\$ 10,049,900	\$ 3,744,344	\$ 13,794,244		

(a) Certified Assessed Valuation as of January 1, 2020, as provided by the Williamson Central Appraisal District ("WCAD").

(b) Preliminary Assessed Valuation as of January 1, 2021, as provided by WCAD.

(c) Audited Debt Service Fund Balance as of September 30, 2020.

\$ 678,632

(d) Includes capitalized interest (1 yr @ 2.75%) included in the Series 2022 bond proceeds.

\$ 86,625

Block House Municipal Utility District
Projected Debt Service Schedule: Annual Interest
Dated Date: January 26, 2022

\$3,150,000

Unlimited Tax Park Bonds, Series 2022

<u>Year</u>	<u>Projected Principal 1-Apr</u>	<u>Projected Interest Rate</u>	<u>Projected Annual Interest</u>	<u>Projected Total Annual Debt Service</u>
2022	\$ 35,000	2.75%	\$ 58,632	\$ 93,632
2023	5,000	2.75%	85,651	90,651
2024	60,000	2.75%	85,388	145,388
2025	50,000	2.75%	83,760	133,760
2026	20,000	2.75%	82,454	102,454
2027	5,000	2.75%	81,939	86,939
2028	1,465,000	2.75%	78,455	1,543,455
2029	1,510,000	2.75%	38,065	1,548,065
	<u>\$ 3,150,000</u>		<u>\$ 594,344</u>	<u>\$ 3,744,344</u>

Block House Municipal Utility District
Aggregate Debt Service Schedule - Semi-Annual Interest

Series 2022 Bonds								
<u>Year</u>	<u>Outstanding Debt</u>	<u>Principal (Due 4/1)</u>	<u>Interest Rate</u>	<u>Projected Interest</u>		<u>Annual Interest</u>	<u>Principal & Interest</u>	<u>Total Outstanding Debt</u>
				<u>(Due 4/1)</u>	<u>(Due 10/1)</u>			
2021	1,433,750	-		-	-	-	-	1,433,750
2022	1,437,450	35,000	2.75%	15,400	43,232	58,632	93,632	1,531,082
2023	1,446,075	5,000	2.75%	42,831	42,820	85,651	90,651	1,536,726
2024	1,392,475	60,000	2.75%	42,763	42,625	85,388	145,388	1,537,863
2025	1,406,375	50,000	2.75%	41,938	41,823	83,760	133,760	1,540,135
2026	1,439,475	20,000	2.75%	41,250	41,204	82,454	102,454	1,541,929
2027	1,494,300	5,000	2.75%	40,975	40,964	81,939	86,939	1,581,239
2028	-	1,465,000	2.75%	40,906	37,549	78,455	1,543,455	1,543,455
2029	-	1,510,000	2.75%	20,763	17,302	38,065	1,548,065	1,548,065
	\$ 10,049,900	\$ 3,150,000		\$ 286,825	\$ 307,519	\$ 594,344	\$ 3,744,344	\$ 13,794,244

BOARD OF DIRECTORS
CHARLES CHADWELL, CHAIRMAN
HARRY GIBBS, VICE-CHAIRMAN
DONALD L. HISLE, SECRETARY
JON LUX
LORA H. WEBER
LARRY GADDES



CHIEF APPRAISER
ALVIN LANKFORD
625 F.M. 1460
Georgetown, Texas 78626
Georgetown/Austin (512) 930-3787
www.wcad.org

NOTICE

The Comptroller is in the process of making changes to the Effective Tax Rate Worksheet to reflect new legislation. The new forms are due to be completed and distributed within the next week. Our office will work diligently to make the necessary changes to the reports we provide your office as soon as we receive them. WCAD has included a summary of the Effective Tax Rate values on page 2 of this report however, this report may not contain everything required in the new form.

Certification documents will be updated once these changes have been made in our system.

Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District



Board of Directors

Chairman: Charles Chadwell

Vice-Chairman: Harry Gibbs

Secretary: Donald L. Hisle

Board Member: Lora Weber

Board Member: Jon Lux

Board Member: Larry Gaddes

CERTIFIED 2021 VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2021 value for the following jurisdiction is:

Approved Appraisal Roll		Block House MUD	Property Under Protest	
No. of Accounts	Market Value	M10	No. of Accounts	Market Value
2,172	\$603,649,036	Real Property	49	\$13,218,911
54	\$3,913,272	Personal Property	1	\$46,151
2,226	\$607,562,308	Total	50	\$13,265,062
Exemptions				
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
2	\$4,311,228	AgMkt		
		Mineral		
		Auto		
1,529	\$7,972,425	HS Homestead Local	18	\$93,512
1,529		HS HomesteadState	18	
317	\$4,605,000	O65 Local	2	\$30,000
317		O65 State	2	
26	\$330,000	DP Local		
		DP State		
71	\$498,000	DV (disable vet)	1	\$12,000
19	\$6,192,122	DV (disable vet 100%)		
4	\$1,001,403	DVXSS		
1	\$268,063	DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
		SOL		
		PC		
		CHDO04		
		FP		
		MUV		
		AB		
		VEH		
11	\$2,406	HB366		
		WSA		
15	\$1,916,505	SPEcAuto		
		HT		
1,425	\$33,038,129	HomeStead Cap Adjustment	16	\$385,881
	\$540,078,643	Net taxable (Before Freeze)		\$12,743,669
		Taxpayer's Estimate of Value (under review):		\$12,106,486

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



Board of Directors
Chairman: Charles Chadwell
Vice-Chairman: Harry Gibbs
Secretary: Donald L. Hisle
Board Member: Lora Weber
Board Member: Jon Lux
Board Member: Larry Gaddes

CERTIFICATION OF 2021 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2021 value for the following jurisdiction is:

Taxing Unit M10 - Block House MUD

Taxable Value	2020 Total Taxable value	\$489,519,981
	2020 Tax Ceilings	\$0
	2021 Tax Ceiling	\$0
	Preliminary 2020 adjusted taxable value	\$489,519,981
	2020 Total Adopted Tax Rate	0.760000
2020 Taxable Value subject to an appeal under chapter 42 as of July 25th	2020 ARB Certified Value	
	2020 ARB Disputed Value	
	2020 Undisputed Value	
2020 taxable value lost because property first qualified for an exemption on 2021	Absolute Exemption	\$0
	Partial Exemptions	\$947,733
	Value Loss	\$947,733
2020 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 2021.	2020 Market Value	\$0
	2021 Productivity or special appraisal value	\$0
	Value Loss	\$0
Total 2021 Taxable value on the 2021 certified appraisal roll today.	2021 Certified Values	\$546,445,085
	2021 Taxable Value of Properties Under Protest	\$3,792,661
Total 2021 Taxable value of properties in territory annexed after Jan.1, 2020.		\$0
2020 Taxable Values Lost Because Court Appeals of ARB Decisions reduced 2019 Appraised Value (As of 7/12/2021)	Original 2020 ARB Values	
	2020 Values Resulting from Final Court Decisions	
	2020 Value Loss	
	2021 Total Appraised value of new improvements	\$2,573,593
	2021 Total taxable value of new improvements	\$315,438

	No. Properties	A1 state code Value	Average	No. Properties	Homestead Value	Average
2020 Market Value	2167	\$503,846,753.00	\$232,508.88	1571	\$367,297,929.00	\$233,798.81
2020 Taxable Value	2167	\$485,319,874.00	\$223,959.33	1571	\$348,953,533.00	\$222,121.92
2021 Market Value	2168	\$601,179,653.00	\$277,296.89	1549	\$433,842,696.00	\$280,079.21
2021 Taxable Value	2168	\$548,036,343.00	\$252,784.29	1549	\$380,723,386.00	\$245,786.56

Top Taxpayers Report

WCAD

TaxYear: 2021 Taxing Units: M10

Appraisal

Top Taxpayer Calculations Performed as of 07/18/2021

Block House MUD: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	PAVER FAMILY ENTERPRISES LP	\$2,275,000	\$2,275,000
2	PEDERNALES ELECTRIC COOPERATIVE INC	\$1,274,100	\$1,274,100
3	SMK HOLDINGS SERIES LLC	\$1,026,124	\$1,026,124
4	ARPAD, SHELDON & DIANA	\$829,453	\$829,453
5	MCGETRICK, JACQUELINE	\$797,552	\$797,552
6	STAALENBURG, RUBEN	\$782,486	\$782,486
7	NICOLLET GROUP LLC	\$563,412	\$563,412
8	OPENDOOR PROPERTY TRUST I	\$601,508	\$560,448
9	COHEN, ALBERT & DEBRA	\$558,086	\$558,086
10	FAN, DONGLEI & FRANK QING ZHU	\$551,411	\$551,411

Block House MUD: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	PAVER FAMILY ENTERPRISES LP	\$2,275,000
2	HONDA LEASE TRUST	\$411,366
3	STEPPING STONE	\$139,162
4	ACCURATE INSPECTIONS & MONITORING	\$125,548
5	LEASE PLAN USA INC	\$83,747
6	FIRST IMPACT CORP	\$82,332
7	ALLY BANK	\$51,284
8	GELCO FLEET TRUST	\$46,151
9	EMKAY INC	\$41,970
10	AUTOMOTIVE RENTALS INC	\$19,955

Block House MUD: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	PAVER FAMILY ENTERPRISES LP	\$2,275,000

Block House MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	HONDA LEASE TRUST	\$411,366
2	STEPPING STONE	\$139,162
3	ACCURATE INSPECTIONS & MONITORING	\$125,548
4	LEASE PLAN USA INC	\$83,747
5	FIRST IMPACT CORP	\$82,332
6	ALLY BANK	\$51,284
7	GELCO FLEET TRUST	\$46,151
8	EMKAY INC	\$41,970
9	AUTOMOTIVE RENTALS INC	\$19,955
10	PAC-VAN INC	\$12,965

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 1

WCAD

Taxing Units: M10(ARB Approved)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	2167	2143	\$503,846,753	\$594,507,378
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	7	6	\$354,681	\$327,450
D: REAL, ACREAGE (LAND ONLY)	31.48 (ACRES)	31.48 (ACRES)	\$4,095,666	\$4,311,228
E: REAL, FARM AND RANCH IMPROVEMENT	1	1	\$1,007	\$1,060
F: REAL, COMMERCIAL AND INDUSTRIAL	1	1	\$1,850,000	\$2,275,000
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	3	3	\$1,218,528	\$1,423,986
L: TANGIBLE PERSONAL, BUSINESS	36	29	\$5,378,141	\$1,102,684
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	22	23	\$1,605,016	\$1,512,415
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$518,349,792	\$605,461,201
TOTAL EXEMPT PROPERTY	42	42	\$8,264,500	\$8,623,171
TOTAL MARKET VALUE ON ROLL TOTALS PAGE*				\$614,084,372

*Values will not match the roll totals page if some properties in the taxing unit have partial HS or are in a split jurisdiction

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 2

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	2167	2143	A1 - Residential Single Family	\$503,846,753	\$594,507,378
	-----	-----		-----	-----
	2167	2143		\$503,846,753	\$594,507,378

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 3

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 4

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	L	7	6	Vacant Land	\$354,681	\$327,450
		-----	-----		-----	-----
		7	6		\$354,681	\$327,450

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 5

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

7/18/2021

Page: 6

Location: Appraisal

Tax Year: 2021

As Of: Certification

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D3	WDC3	2	2	Wildlife Mgmt. Dry Crop III	31.48	31.48	\$4,095,666	\$4,311,228	\$3,620	\$5,321
<hr/>					31.48	31.48	\$4,095,666	\$4,311,228	\$3,620	\$5,321

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 7

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 8

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E4	1	1	E4 - Vacant Acreage (unless platted)	\$1,007	\$1,060
	-----	-----		-----	-----
	1	1		\$1,007	\$1,060

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 9

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	1	1	F1 - Real, Commercial	\$1,850,000	\$2,275,000
	-----	-----		-----	-----
	1	1		\$1,850,000	\$2,275,000

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 10

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 11

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 12

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 13

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
J3	2	2	J3 - Electric Companies	\$1,068,655	\$1,274,100
J4	1	1	J4 - Telephone Companies Real & PP	\$149,873	\$149,886
	-----	-----		-----	-----
	3	3		\$1,218,528	\$1,423,986

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 14

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	36	29	L1 - Business Commercial	\$5,378,141	\$1,102,684
	-----	-----		-----	-----
	36	29		\$5,378,141	\$1,102,684

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 15

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 16

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 17

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 18

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 20

WCAD

Taxing Units: M10(ARB Approved)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	42	42	\$8,264,500	\$8,623,171
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	42	42	\$8,264,500	\$8,623,171
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$8,623,171

Comptrollers Audit Report

Location: Appraisal Tax Year: 2021

As Of: Certification

7/18/2021

Page: 21

WCAD

Taxing Units: M10(ARB Approved)

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 22

WCAD

Taxing Units: M10(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XV	42	42	XV - Other Exemptions	\$8,264,500	\$8,623,171
	-----	-----		-----	-----
	42	42		\$8,264,500	\$8,623,171

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 1

WCAD

Taxing Units: M10(ARB Under Review)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	25	\$0	\$6,613,275
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	1	\$0	\$59,000
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	1	\$0	\$838
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$0	\$6,673,113
TOTAL EXEMPT PROPERTY	0	0	\$0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE*				\$6,673,113

*Values will not match the roll totals page if some properties in the taxing unit have partial HS or are in a split jurisdiction

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 2

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	0	25	A1 - Residential Single Family	\$0	\$6,613,275
	-----	-----		-----	-----
	0	25		\$0	\$6,613,275

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 3

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

7/18/2021

Page: 4

Location: Appraisal

Tax Year: 2021

As Of: Certification

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	R	0	1	Residential	\$0	\$59,000
		-----	-----		-----	-----
		0	1		\$0	\$59,000

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 5

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 6

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 7

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 8

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 9

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 10

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 11

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 12

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 13

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 14

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	0	1	L1 - Business Commercial	\$0	\$838
	-----	-----		-----	-----
	0	1		\$0	\$838

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 15

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 16

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 17

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY 0: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 18

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 19

WCAD

Taxing Units: M10(ARB Under Review)

CATEGORY X: EXEMPT

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2021

As Of: Certification

7/18/2021

Page: 20

WCAD

Taxing Units: M10(ARB Under Review)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	0	0	\$0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$0