



WILLIAMSON CENTRAL APPRAISAL DISTRICT CITY OF ROUND ROCK COUNCIL MEETING MAY 25, 2021

Alvin Lankford, RPA, CAE, AAS, CCA
WCAD Chief Appraiser
ALVINL@WCAD.ORG



Thank You For the Invitation

- It is very important for our community to understand the function an Appraisal District performs in the Property Tax System.

Alvin Lankford

- I have been with the district for over 21 years
- Appointed as Chief Appraiser in March 2009
- Williamson Central Appraisal District has over 253,000 properties to value each year.
- 1,123 square miles
- Total Market Value of over \$108 Billion

Appraisal District:

- Texas State Law provides for the establishment of appraisal districts within each county. The appraisal district is responsible for appraising property in the district for each taxing unit that imposes ad valorem (property) taxes on property within the district. **The appraisal district is a political subdivision of the State of Texas.**
- ALL appraisals are done at **100%** of **Market Value** as of **January 1** of the tax year
- Values are **audited by the State Comptroller for compliance**
 - *If values fall out of range...local schools can lose state funding*

WHAT'S NEW AT WCAD





25.19 – 2021 Notice of Appraised Value

Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 78626-8050

WCAD.org
(512) 930-3787



NOTE: DO NOT PAY FROM THIS NOTICE!
¡AVISO: NO USÉ ESTA NOTIFICACIÓN PARA EL PAGO!
Date: March 31, 2021

Owner Name:
Situs: Legal Description: RIVIERA SPRINGS SEC 2,
LOT 233

Quick Ref ID:

Online Protest Passcode (2021): 200B14FF21



CEDAR PARK TX 78613-4604



THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type

Recently applied exemptions may not be reflected, check search.wcad.org

PROTEST FILING DEADLINE: May 17, 2021

Dear Property Owner,

WCAD has appraised the property listed above for the tax year 2021. The appraisal as of January 1, 2021 is outlined below:

Appraisal Information	Last Year - 2020	Proposed - 2021
(+) Structure / Improvement Market Value	204,234	206,044
(+) Non Ag Land Market Value	58,986	63,000
(+) Ag Land Market Value	0	0
(=) Total Market Value	263,220	329,044
Ag Land Productivity Value	0	0
Assessed Value** (Possible Homestead Limitations, see asterisk below)	263,220	329,044

** A residence homestead is protected from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The limitation takes effect to a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) Texas Property Code]).

Homestead Cap Value (Total Market Value – Assessed Value) = 0

Refer to the included sales comparison grid for an illustration and explanation of how your value was determined (on most residential properties).

Recent remarks in the media about Williamson County's record-breaking residential real estate year...

"Georgetown, Williamson County residential real estate continues to boom despite pandemic" - Community Impact, Ali Linan 10/15/2020

"Home sales in the Austin-Round Rock metro jumped 23.8% year over year to 3,397 sales, despite both a global pandemic and the holiday slowdown" - KVUE, Katie Friel 12/16/2020

"The Central Texas housing market is incredibly competitive and moving at lightning speed right now..." said Susan Horton, the president of the Austin Board of Realtors - Austin American Statesman, Shonda Novak 1/21/2021

"Williamson County, which includes cities such as Round Rock and Cedar Park, saw residential sales increase by nearly 20% from November 2019 to November 2020" - Austin Business Journals, Parimal M Rohit 12/17/2020

NOTICEUNDESCHEDULED WALK-IN PROTEST PERIOD will NOT be available due to ongoing health concerns***

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please visit www.wcad.org/covid-19-update by May 17, 2021 for all information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by MAY 17 and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district. All information and updates will be provided through the website indicated previously.

SCHEDULED PROTEST FILING PROCEDURES

- Online:
- Online protest may qualify for early hearing scheduling.
 - Access the www.wcad.org website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Protest Passcode select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website).
 - * If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing, and how it may take place as a result of ongoing public health events.

- By Mail:
- Due to ongoing public health events, the online protest option is highly encouraged.
 - Complete and sign the Notice of Protest form included with this letter, or Protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated Protest Filing Deadline.
 - *The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- In Person:
- Due to ongoing public health events, the online protest option is highly encouraged.
 - Complete and sign the Notice of Protest form included with this letter and file with WCAD staff by the indicated Protest Filing Deadline. This option may not be available on the May 17 deadline. Refer to www.wcad.org/covid-19-update for the latest information regarding this option.
 - * The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.

*Protest hearings scheduled online will only receive confirmation / notification by email.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035 (c)

Your protest must be filed online, postmarked or hand-delivered to our office by 5pm on the indicated Protest Filing Deadline: May 17, 2021. The ARB hearings are held at the WCAD office. Hearings will begin on April 6.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

Last Year's Taxable Value	Taxing Unit Name	This Year's Assessed Value	This Year's Exemption Amount	This Year's Taxable Value	Last Year's Tax Rate	Estimated Tax
Taxable Values and exemption amounts can be viewed on grid below; the Assessed Values are located on front page grid. Tax Rate and Estimated Tax have been removed in favor of a more accurate estimate at the website URL below per Senate Bill 2. See website URL below in August for the estimate. http://williamsonpropertytaxes.org						

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of the property.

If you receive the over-65 (11.13c) or disability homestead exemption, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2019 appraised value and the proposed 2021 appraised value is 58.45% (N/A means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Cedar Park	HS	5,000	258,220		0	329,044	5,000
Williamson CO		0	263,220		0	329,044	0
Aus Comm Coll	HS	5,000	258,220		0	329,044	5,000
Wmsn CO FMRD	HS	3,000	260,220		0	329,044	3,000
Round Rock ISD	HS	25,000	238,220		0	329,044	25,000
Upper Brushy Creek WCID	HS	5,000	258,220		0	329,044	5,000

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> - Residence homestead - Disabled veteran or surviving spouse/child - Person age 65 or older or surviving spouse - Persons disabled or surviving spouse 	<ul style="list-style-type: none"> - 100% disabled veteran or surviving spouse - Surviving spouse of armed services member killed in action - Surviving spouse of a first responder killed or fatally injured in the line of duty

Visit <https://support.wcad.org/portal/kb/articles/homestead-exemption-requirements> for more information and qualifications.

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser

Please visit our website www.wcad.org for additional information and instructional videos.

Comparable Sales Report

Tax Year: 2021

Appraisal

For Property: R-16-5080-0000-0233 Comp Sheet Format: Res Comp Sales Notice Grid Market Area: WEST ROUND ROCK MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R071031	R071025	R071087	R071189	R071193	R071077
Photo						
Situs Address	2406 RIVIERA DR W	2503 CELIA DR S	2400 MONTE CARLO DR	2401 ORLEANS DR	2409 ORLEANS DR	2403 DIJON DR
Comparability Index		7	15	28	36	40
Neighborhood Code	R298475H	R298475H	R298475H	R298475H	R298475H	R298475H
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built / Class	1997 / R2	1987 / R2	1986 / R2	2003 / R2	1982 / R2	1982 / R2
Actual Year Built	1997	1976	1976	1973	1976	1976
Living Area SF	1,724	1,691	1,791	1,861	1,896	1,915
Garage / Porch SF	420 / 90	420 / 346	441 / 72	441 / 417	462 / 120	525 / 0
Deck / Patio SF	0/72	0/0	0/0	120/144	0/0	412/0
Pool SF						
Fireplace	1	1	1	1	1	1
Land Value	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
Land Table	R298A	R298A	R298A	R298A	R298A	R298A
NBHD Location Factor	1.34	1.34	1.34	1.34	1.34	1.34
Sale Date		11/24/2020	7/10/2020	8/26/2020	4/15/2020	2/21/2020
Sale Price		\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
Adjustments						
Time Adjustment		\$4,273	\$13,578	\$11,757	\$21,560	\$26,616
Location Adj		\$0	\$0	\$0	\$0	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$2,084	\$-4,231	\$-8,651	\$-10,861	\$-12,060
Depreciation Adj		\$5,840	\$7,720	\$-2,854	\$11,799	\$12,068
Garage Adj		\$0	\$-330	\$-330	\$-660	\$-1,651
Open Porch Adj		\$-5,315	\$374	\$-6,789	\$-623	\$1,868
Deck Adj		\$0	\$0	\$-3,609	\$0	\$-12,391
Patio Adj		\$2,468	\$2,468	\$-2,468	\$2,468	\$2,468
Pool Adj		\$0	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$0	\$0	\$0
MISC. NonMA Adj		\$-3,299	\$0	\$-10,000	\$0	\$-1,920
Adjusted Sale Price		\$351,051	\$318,579	\$329,056	\$308,684	\$329,998
Indicated Value	\$329,044					

The comparable sales report provided may be used as WCAD evidence during a value protest.

HOW TO READ A MARKET GRID

This year, your notice value was determined using a direct comparison of your property to recent sales of other, nearby properties. The “Comparable Sales Report” on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a “market grid”. Your property is labeled as the “Subject” property and the properties that were sold are shown as “Comparable” properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property, value adjustments are made to the sales for their differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices on the included report, however the information included conforms with Tax Code requirements. Adjustments are described below:

Time/Adj	Change in the market value of a comparable property between the date of sale and January 1, 2021
Location Adj	Market Value difference in the specific location of the comparable and subject
Land Value Adj	Difference in the land market value between comparable and subject
Size / Class Adj	Market Value adjustment based on difference in size and quality of construction
Depreciation Adj	Market Value adjustment due to difference in condition of subject and comparable as represented by effective age
Garage Adj	Market Value difference between comparable and subject attributable to a garage
Open Porch Adj	Market Value difference between comparable and subject attributable to any porches
Deck Adj	Market Value difference between comparable and subject attributable to a deck
Patio Adj	Market Value difference between comparable and subject attributable to a patio
Pool Adj	Market Value difference between comparable and subject attributable to a pool
Fireplace Adj	Market Value difference between comparable and subject attributable to a fireplace
MISC. nonMa Adj	Market Value difference between comparable and subject for all other improvements

After adjustments have been added or subtracted to a comparable property’s sale, the result is an indication of what the subject may have sold for on 01/01/2021. This value is shown as “Adj Sale Price MASP” on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. A final value is calculated considering all sales on the grid and values derived using the market value for the subject property’s components. This value is shown as “Indicated Value” on the grid and is the WCAD opinion of market value as of 01/01/2021 for the subject property.

For additional information on the sales comparable grid please visit www.wcad.org/grids




Williamson
 Central Appraisal District

[HOME](#)
[PROPERTY SEARCH](#)
[FORMS](#)
[ORGANIZATION](#)
[FAQ](#)
[ONLINE PROTESTS](#)
[E-SERVICES](#)
[ARB](#)
[CONTACT US](#)



Market Value And The Homestead Cap

10%

Click For More Info

Contact Information

512-930-3787

625 FM 1460
Georgetown TX 78626-8050

625 FM 1460
Georgetown, Texas 78626

Monday - Friday
8:00 AM - 5:00 PM

Our Mission

"We will provide quality service with the highest standards of professionalism, integrity, and respect. We will uphold these standards while providing an accurate, fair, and cost-effective appraisal roll in compliance with the laws of the State of Texas."

Note: You may experience longer than normal wait times when calling

Visit our Market Watch site for articles published by local news outlets and related directly to property values.

Property Search

Name, Address, or Property Identifier

10% Homestead Cap Confusion

- Many homesteaded properties reached their 10% cap this year
- Added a banner on our website to walk people through the homestead cap
- Applies to Assessed Value and not Market Value

Market Value And The Homestead Cap

When you received your Notice of Appraised Value this year, you may have noticed several different values printed on it. Having multiple and different values on the notice can be confusing, especially with regards to the Homestead Exemption and the "homestead cap". Below, we have attempted to clarify differences between two of these values and to explain how the homestead cap affects these values.

Market Value:

Per the Texas Property Tax Code, all taxable property must be valued at 100% of market value as of January 1 each year. This value is shown on your notice as "Total Market Value". Because it is based on recent sales, the Total Market Value may change upwards or downwards any amount depending on recent market trends and IS NOT limited to increases of 10% or more. It may change as much as the current market changes.

Assessed Value ("Homestead Cap Value")

Per the Texas Property Tax Code, an exemption for taxation is available to an individual's primary residence. One of the features of the exemption is a limit to the amount that the value for taxation can increase from one year to the next. This limit is frequently referred to as the "homestead cap". The "capped" value is shown as the "Assessed Value" and is located at the bottom of the list of values on your notice or online. The assessed value IS limited by the Homestead Exemption and may not go up more than 10% in one year in most cases as long as the exemption was in place for the prior year for the current owner. This number is calculated using the previous year's Assessed Value and a "cap" of 10%. For example:

In 2020, a property with a Homestead Exemption had a market value of \$226,360 and an assessed value of \$226,360. For 2021, the subject's market value increased to \$265,042, but the assessed value is limited to the previous year's assessed value (\$226,360) plus 10% of that value ($\$226,360 \times 10\% = \$22,636$). The assessed value for 2021 is \$248,996. This taxpayer's value for taxes is starting at \$248,996 instead of \$265,042 in 2021.

This example would look like the following summary on their 2021 Notice of Appraised Value:

Dear Property Owner, WCAD has appraised the property listed above for the tax year 2021. The appraisal as of January 1, 2021 is outlined below:			
Appraisal Information		Last Year - 2020	Proposed - 2021
(+)	Structure / Improvement Market Value	173,973	208,042
(+)	Non Ag Land Market Value	52,387	57,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	226,360	265,042
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	226,360	248,996

**A residence homestead is protected from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The limitation takes effect to a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) Texas Property Tax Code])

MARKET DASHBOARD

For Residential Properties

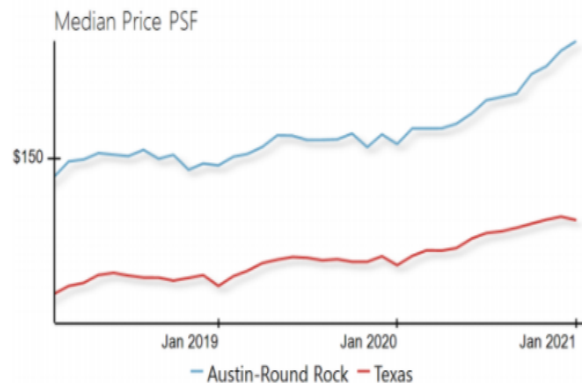


Property Owner Dashboard

Accessed through
Property Search



The median price of single-family homes in Williamson County rose 21.16% YoY from \$305,375 to \$370,000, while the median price per square foot also rose from \$154.17 to \$183.61.



Source: Data used in this graph comes from the [Texas REALTOR Data Relevance Project](#)

Your 2021 Neighborhood and Market Data

QuickRefID: R476993
Property Address: 209 GREEN SLOPE LN, GEORGETOWN, TX 78626
Market Value: \$265,042

2021 Neighborhood Information for G558213F PINNACLE - DR HORTON

Number of Houses: 300
Median Year Built: 2014
Median Sq Ft: 1
Sq Ft Range: 1151 - 2636
Median Value: \$0

2021 Market Information:

G558213F PINNACLE - DR HORTON (G558213F)

Number of New Improvements: 0
Number of Sales: 28
Median Sales Price: \$248,513
Median Sq Foot of Sales: 1
Sale Sq Ft Range: 1398 - 2382

View our [interactive market map](#) to explore your neighborhood and gain more insight into real estate activity in your area.

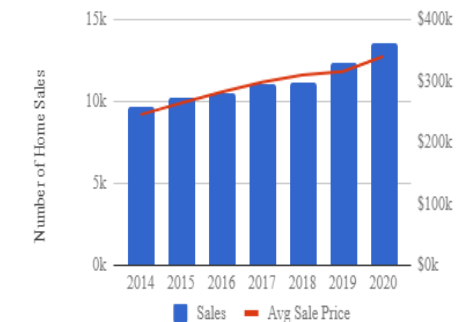
[View 2021 Market Map](#)

Economic outlook, job opportunities, and location are contributing factors to the growth Central Texas has experienced for many years. Growth and development in Williamson county has supported a vibrant real estate market that is illustrated by increasing sales volume and prices.

Residential real estate sale information for Williamson County

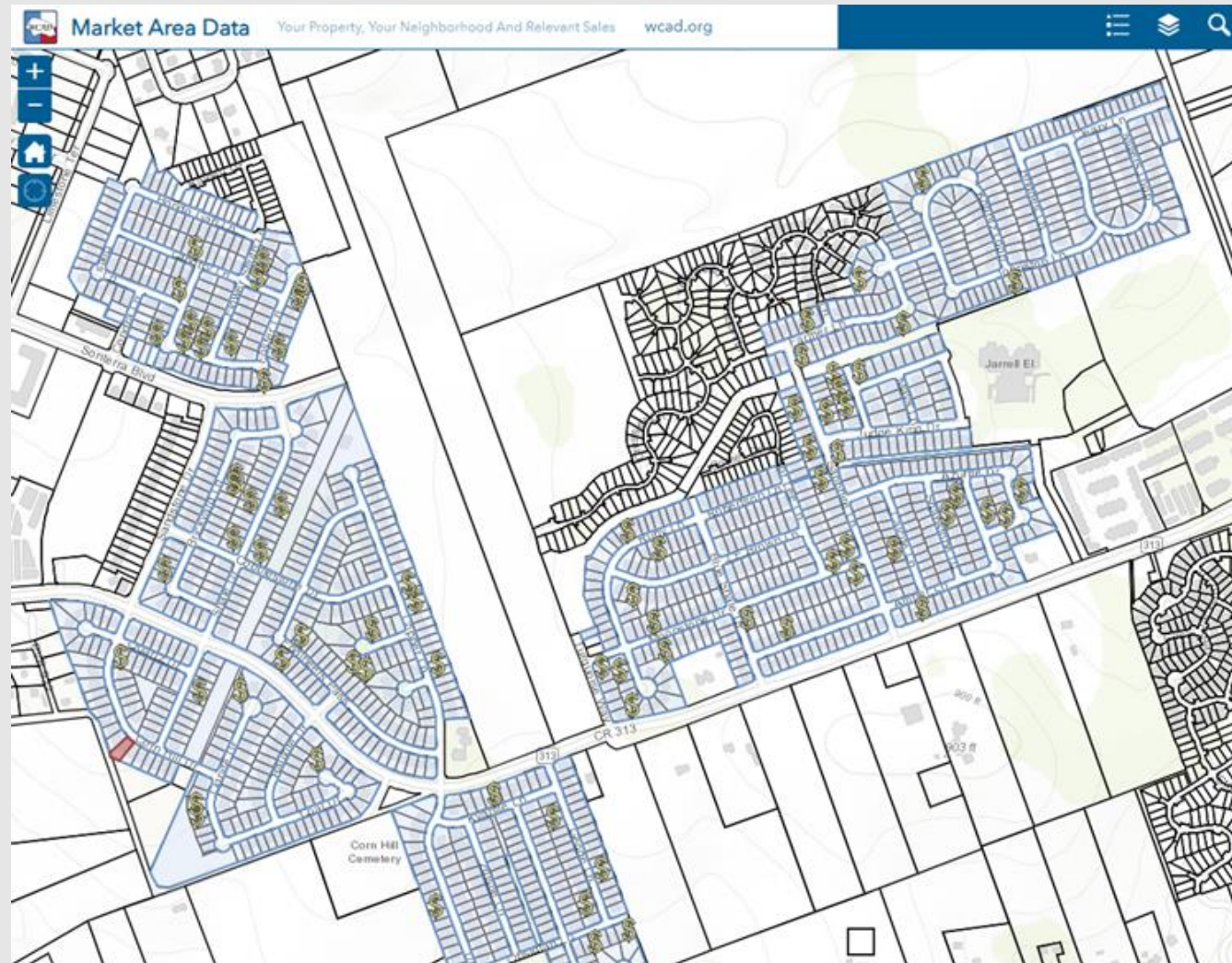
Annual Monthly Price Distribution

Home Sales And Average Price



Source: Real Estate Center At Texas A&M University

Property Owner Dashboard



CHANGE DETECTION – SKETCH VALIDATION



Review

Info

Filters

Change Type:

changed, demolished, un

ISO:

Any

Property Type:

Any

Review Status:

Any

Matches:

5890

Start

Actions

Highlight:

☒

Matches:

Back

5 of 5,890

Next

Status:

Set Review Status

View/Add Comments

Export Selected

Data

Review Status: Not Reviewed

Determination:

Est. Value Change:

Change Type: demolished

PIN: 2019061979

New Area: 495.824814863

Previous Area: 0

% Change: 0

ISO: JARRELL I.S.D.

New Measure:

Exempt:

Property Type:

New Improvement:

Activity History

Map Type

01/27/2021

1 of 10

Latest

Map Type

01/06/2020

1 of 3

Dec. 2019 - Feb. 2020

2021 Change Finder Results

Appraiser Hours Spent	2376
(x) Approximate Salary Per Hour	\$ 24.98
(=) Subtotal Appraiser Cost	\$ 59,352
Change Finder Service Cost	\$ 66,280
Total Project Cost	\$ 125,633

Total Value Added	\$ 37,510,917
(x) Average Tax Rate	\$2.50 Per \$100.00
Total Taxes Gained Year 1	\$ 937,773

Total Cost to District	\$ 125,633
Total Taxes Gained Year 1	\$ 937,773
ROI	746%

HOW WE ARE GRADED



MAP

METHODS AND ASSISTANCE PROGRAM 2019 REPORT

Williamson Central Appraisal District



Glenn Hegar Texas Comptroller of Public Accounts

Glenn Hegar Texas Comptroller of Public Accounts 2018-19 Final Methods and Assistance Program Review

Williamson Central Appraisal District

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

Appraisal District Ratings:

Meets All – The total point score is 100

Meets – The total point score ranges from 90 to less than 100

Needs Some Improvement – The total point score ranges from 85 to less than 90

Needs Significant Improvement – The total point score ranges from 75 to less than 85

Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	15	15	100
Taxpayer Assistance	11	11	100
Operating Procedures	22	22	100
Appraisal Standards, Procedures and Methodology	31	31	100

Property Value Study (PVS 2020)

2020 PROPERTY VALUE STUDY

CAD Summary Worksheet

246-Williamson

Category	Number of Ratios **	2020 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10 % of Median	% Ratios w/in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	2,304	51,073,080,786	0.96	6.95	81.68	92.20	1.01
B. MULTI-FAMILY RESIDENCES	72	6,181,280,036	*	*	*	*	*
C1. VACANT LOTS	37	949,586,625	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	4,750	*	*	*	*	*
E. RURAL-NON-QUAL	165	1,985,153,940	0.95	17.17	41.12	71.23	1.02
F1. COMMERCIAL REAL	273	11,935,554,486	0.97	8.50	76.92	89.94	0.99
F2. INDUSTRIAL REAL	0	468,520,354	*	*	*	*	*
G. OIL, GAS, MINERALS	0	27,422,803	*	*	*	*	*
J. UTILITIES	18	694,788,824	0.99	7.52	81.17	96.67	1.06
L1. COMMERCIAL PERSONAL	130	2,278,580,670	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	982,111,723	*	*	*	*	*
M. OTHER PERSONAL	0	38,987,159	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,642,917,994	*	*	*	*	*
S. SPECIAL INVENTORY	0	183,352,524	*	*	*	*	*
OVERALL	2,999	78,441,342,674	0.96	7.98	77.89	90.79	1.00

* Not Calculated - Need a minimum of 5 ratios from either(A) categories representing at least 25 % of total CAD category value or(B) 5 ISDs or half the ISDs in the CAD, whichever is less

**Statistical measures may not be reliable when the sample is small

WHAT OTHERS ARE SAYING ABOUT THE MARKET



Austin Business Journal and Austin American-Statesman

- ❖ **"This is a historical and unprecedented time for our housing market"** – Susan Horton, the new President of the ABOR, said in a written statement – Austin American-Statesman, Shonda Novak, Jan 21, 2021
- ❖ **"New home construction, sales break records in Austin area"** – Austin Business Journal, Parimal M. Rohit and Will Anderson, Jan 27, 2021
- ❖ **"Housing sales and starts are stronger this year than last year in many Williamson County cities. They literally can't be built fast enough"** – Austin Business Journal, Colin Pope, Dec 10, 2020
- ❖ **"Austin's housing market activity is stronger than it's been in several years"** – ABOR President Romeo Manzanilla said in a statement, Austin Business Journal, Parimal M. Rohit, Dec 17, 2020

DECEMBER 2020 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.

Visit ABoR.com/MarketStatistics for additional housing market data.

AUSTIN-ROUND ROCK MSA

Closed Sales



3,626 ↑ 16%

Average Days on Market

36
DAYS



↓ **25**
DAYS

2,421

New Listings ↑ 23%

1,954

Active Listings ↓ 63%

3,114

Pending Sales ↑ 40%



Total Sales Dollar Volume

\$1.78
BILLION ↑ 41%

Months of Inventory



0.6 MONTHS ↓ **1.1** MONTHS

Texas A&M Real Estate Center

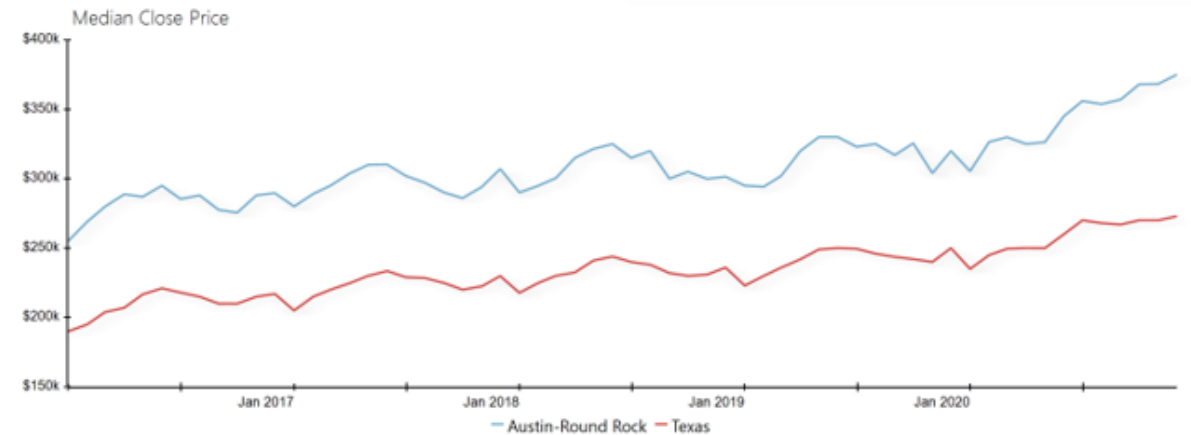
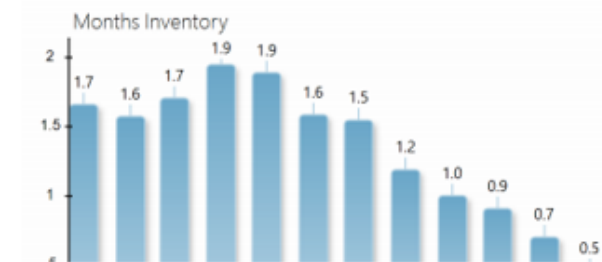
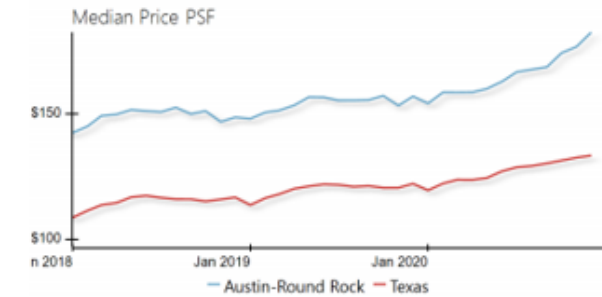
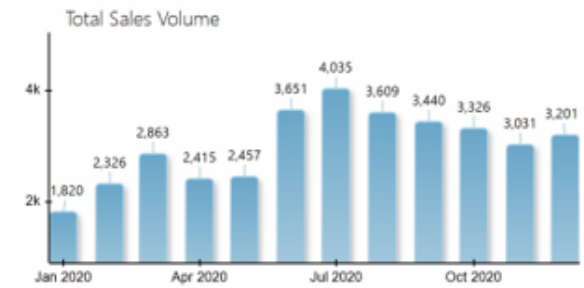
Single-Family Homes

Sales volume for single-family homes increased 13.75% YoY from 2,814 to 3,201 transactions. Dollar volume rose from \$1.14 billion to \$1.6 billion.

The average sales price rose 22.98% YoY from \$406,838 to \$500,321, while the average price per square foot subsequently rose from \$184.17 to \$217.64. Median price rose 17.19% YoY from \$319,900 to \$375,000, while the median price per square foot also rose from \$156.95 to \$182.49.

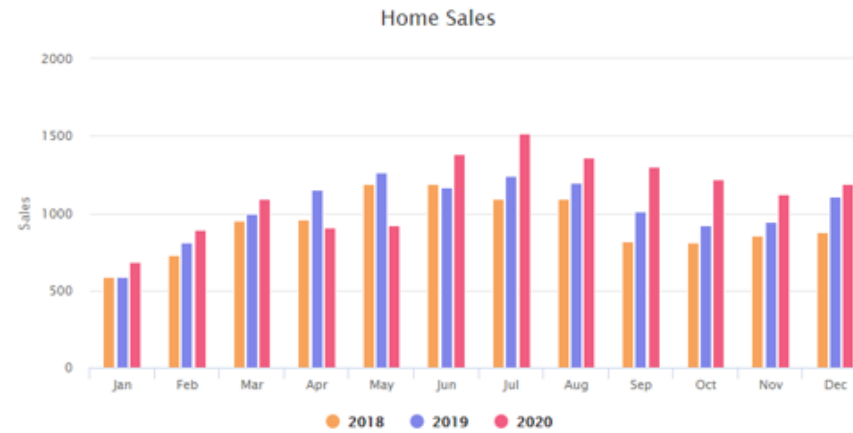
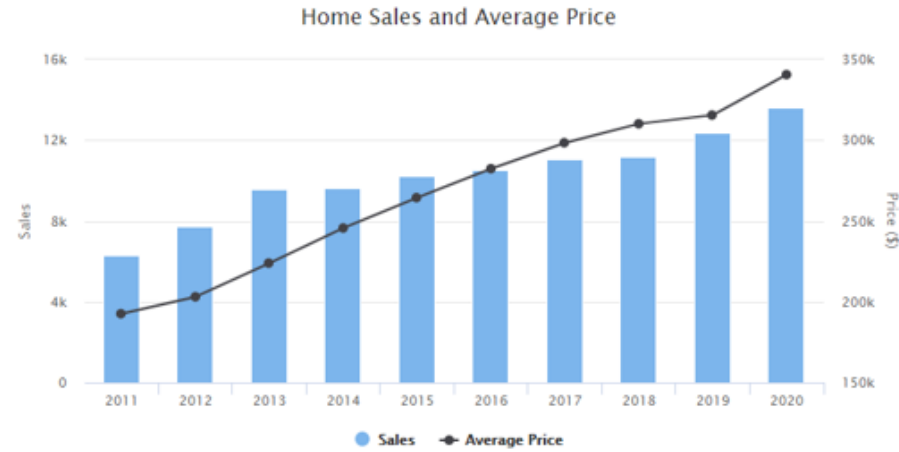
Months inventory for single-family homes declined from 1.7 to 0.5 months supply and days to sell declined from 98 to 78.

	Dec-20	YoY %
Sales	3,201	13.75%
Dollar Volume	\$1,601,527,940	39.89%
Median Close Price	\$375,000	17.19%
New Listings	2,066	16.39%
Active Listings	1,385	-71.09%
Months Inventory	.5	-73.27%
Days to Sell	78	-20.41%
Average Price PSF	\$217.64	18.17%
Median Price PSF	\$182.49	16.27%
Median Square Feet	2,069	1.27%
Close to Original List Price	100.55%	4.28%



Texas A&M Real Estate Center

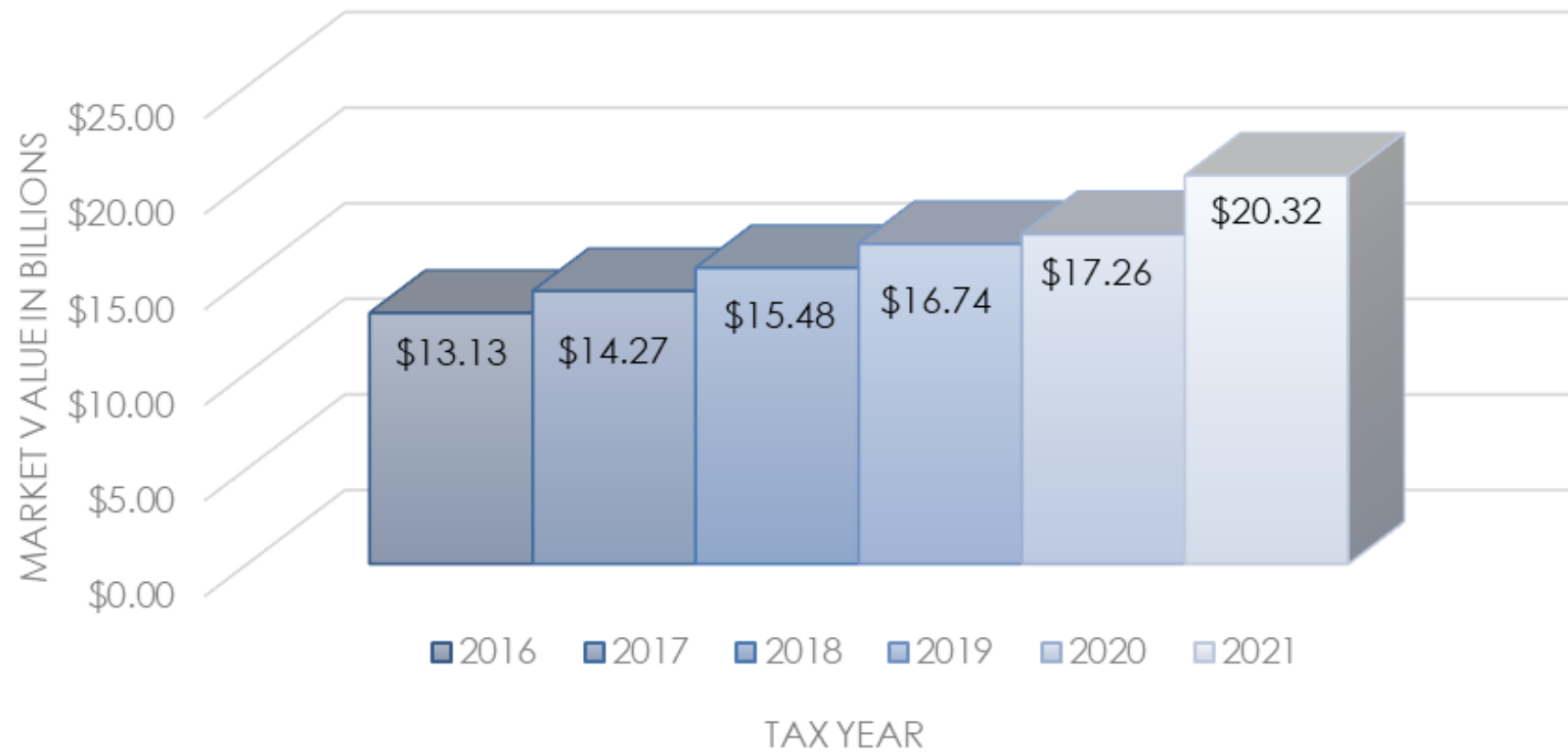
Williamson County Specific



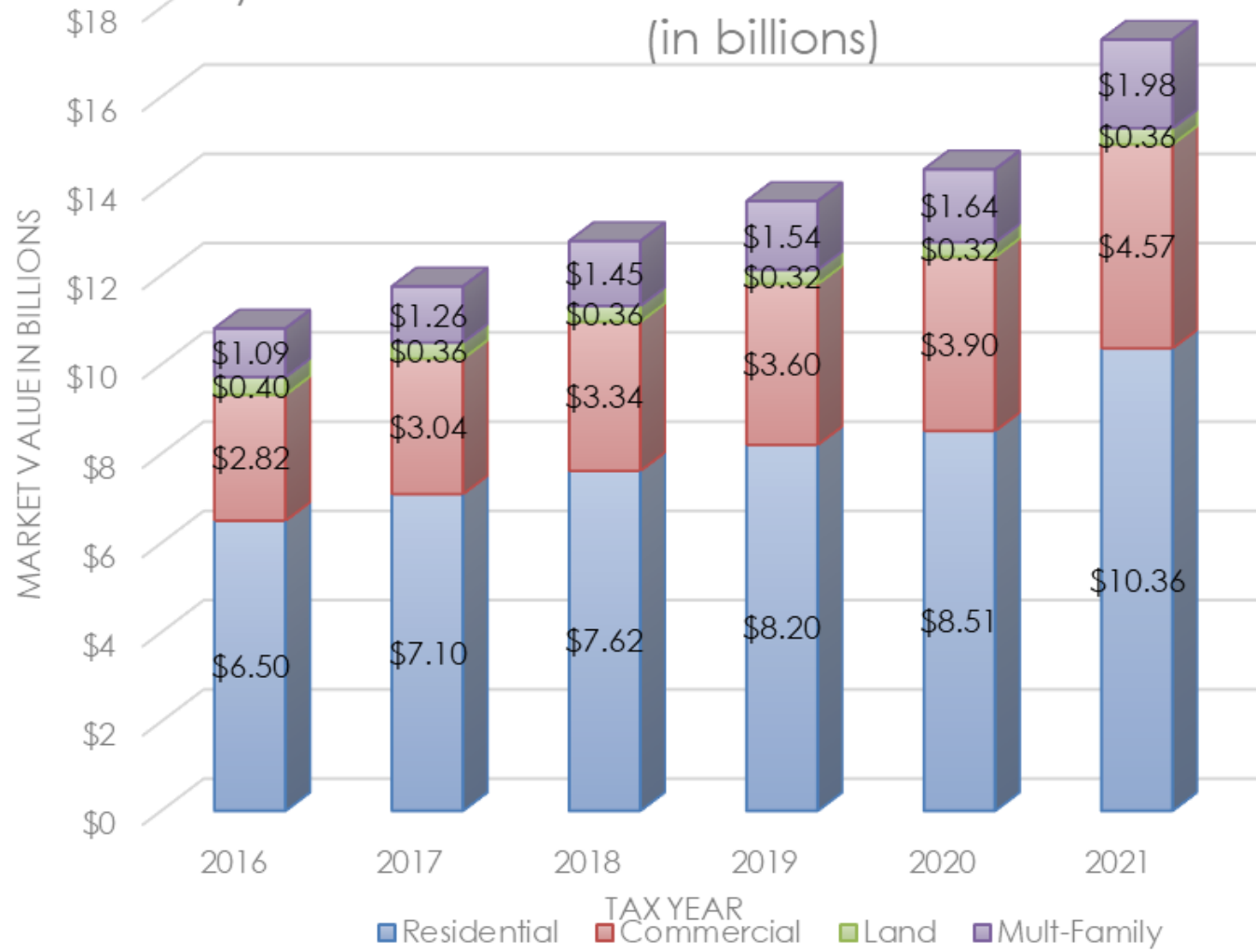
CITY OF ROUND ROCK APPRAISAL DATA 2021



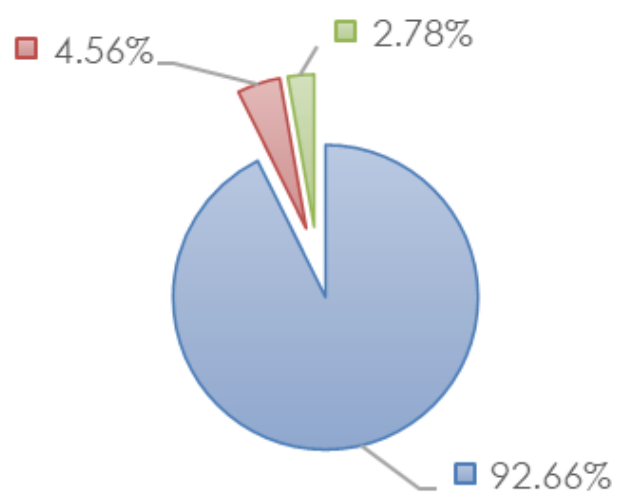
City of Round Rock Total Market Value (in billions)



City of Round Rock Total Market Value Real Parcels
(in billions)

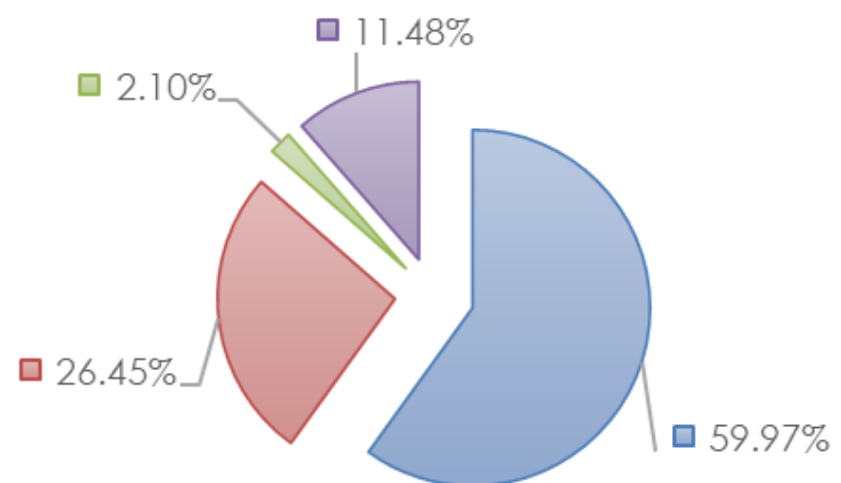


By Improved Parcel
Count



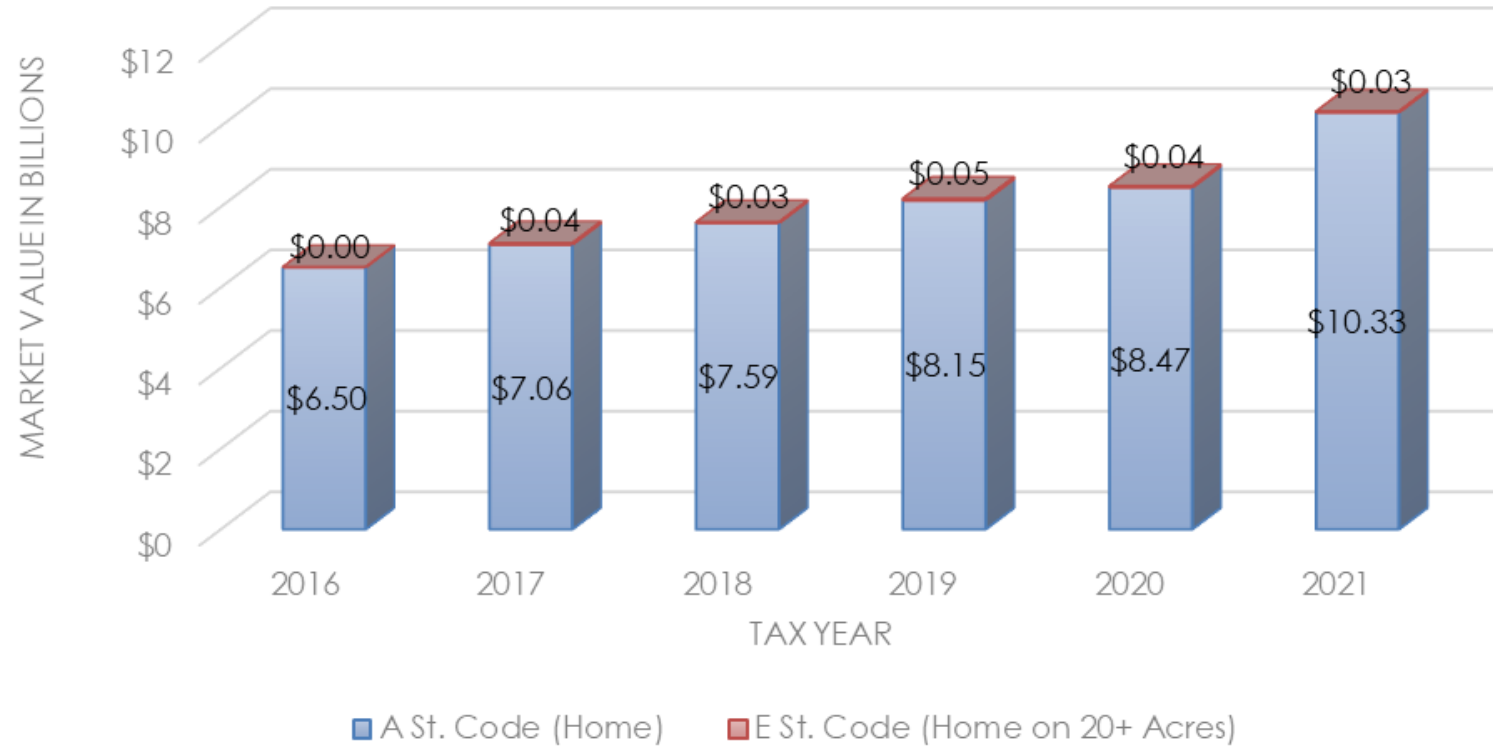
■ Residential ■ Commercial ■ Multifamily

By Value



■ Residential ■ Commercial ■ Land ■ Multifamily

City of Round Rock Residential Value (in billions)



DECEMBER 2020 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
Visit [ABOR.com/MarketStatistics](https://www.abor.com/MarketStatistics) for additional housing market data.

AUSTIN-ROUND ROCK MSA

Closed Sales



3,626 ↑ 16%

Average Days on Market

36
DAYS



↓ 25
DAYS

2,421

New Listings ↑ 23%

1,954

Active Listings ↓ 63%

3,114

Pending Sales ↑ 40%

Total Sales Dollar Volume

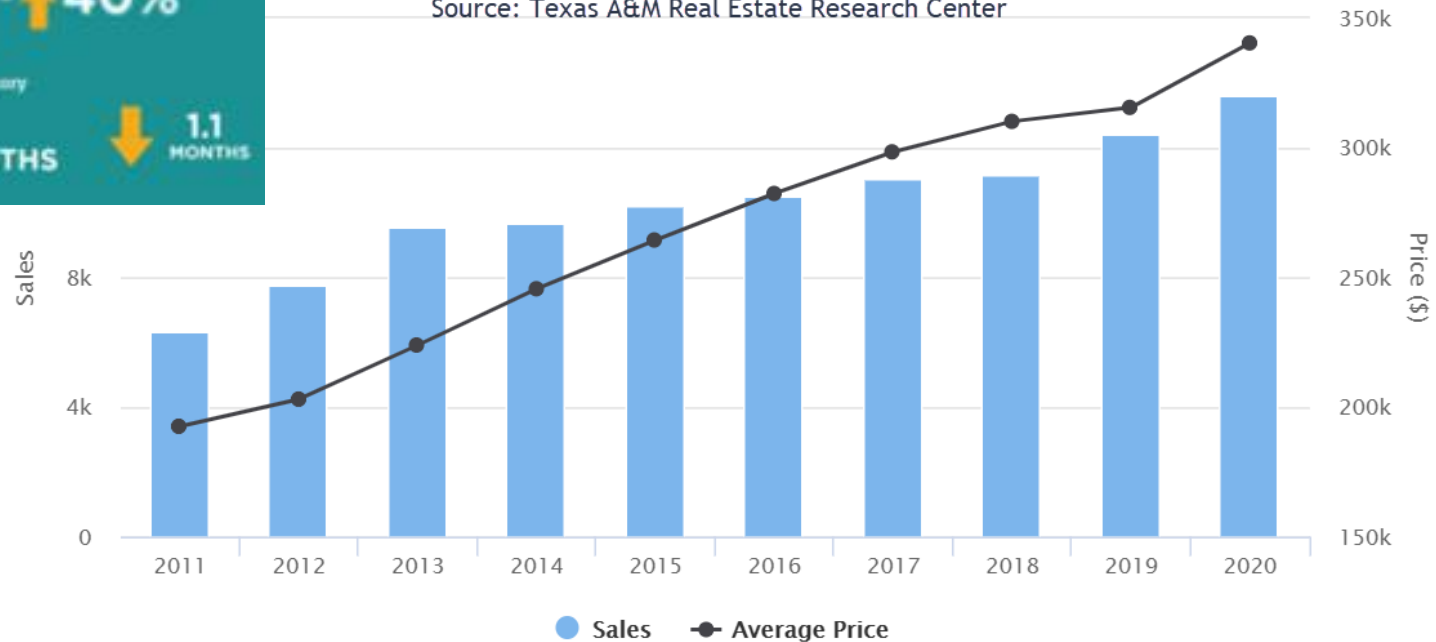
\$1.78
BILLION ↑ 41%

Months of Inventory

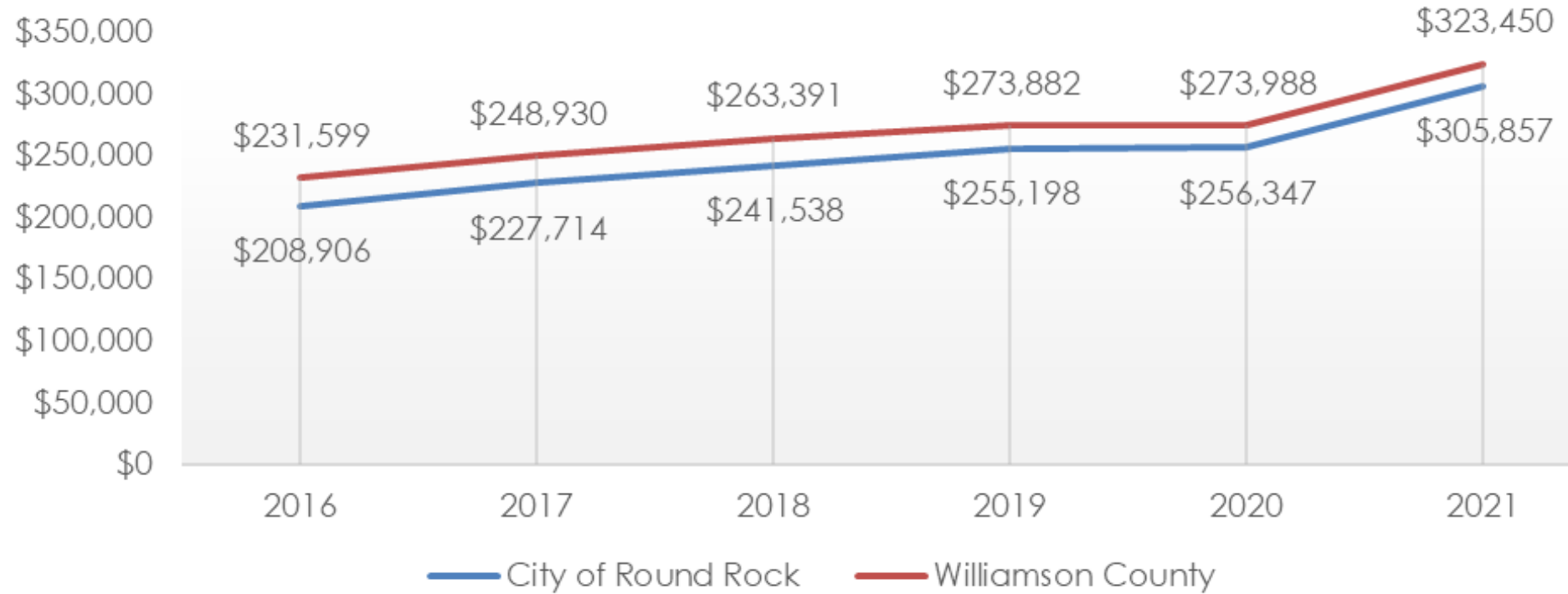
0.6 MONTHS ↓ 1.1 MONTHS

What others are saying about
the market in Williamson
County and the Austin-Round
Rock MSA

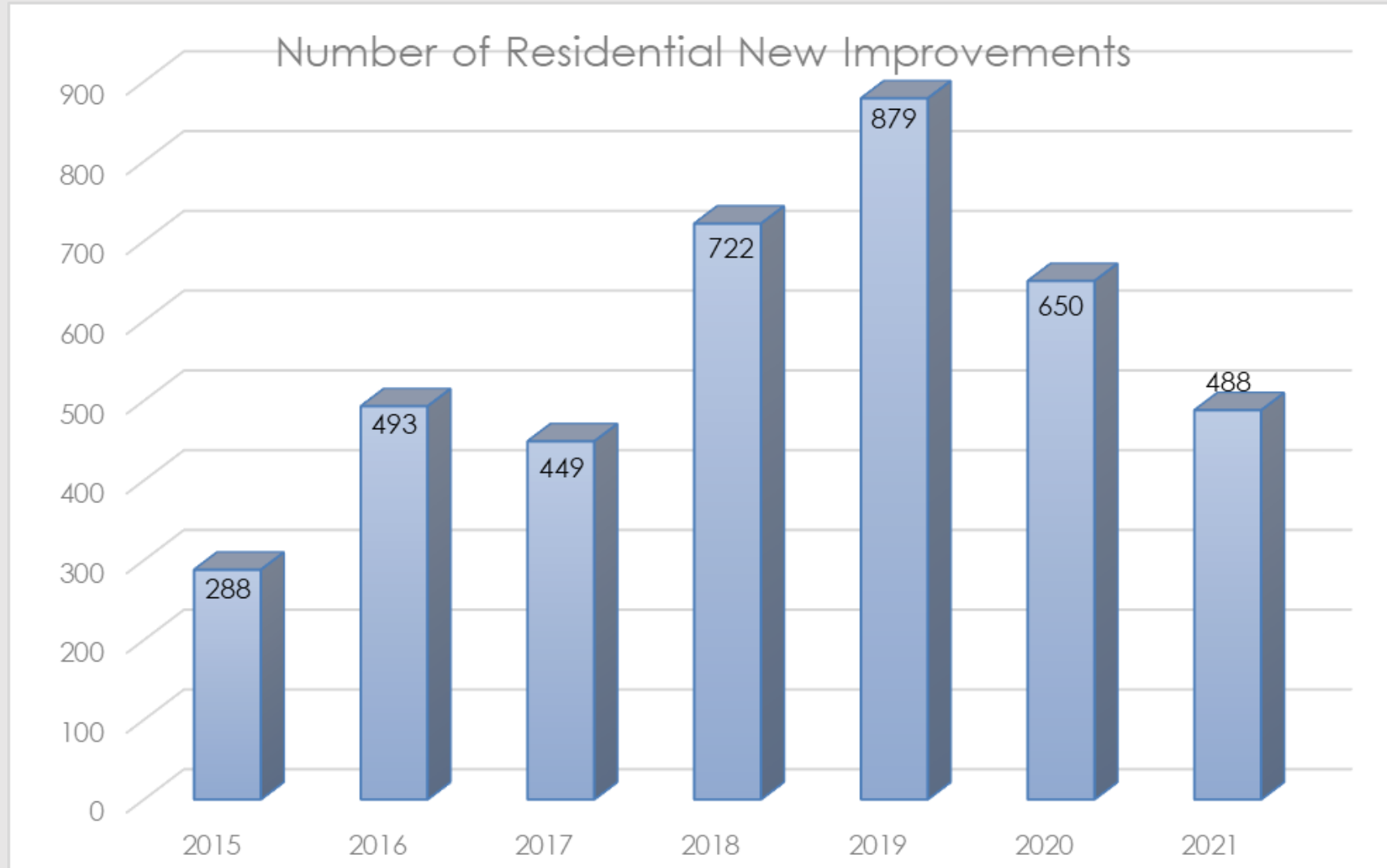
Williamson County Home Sales and Average Price
Source: Texas A&M Real Estate Research Center



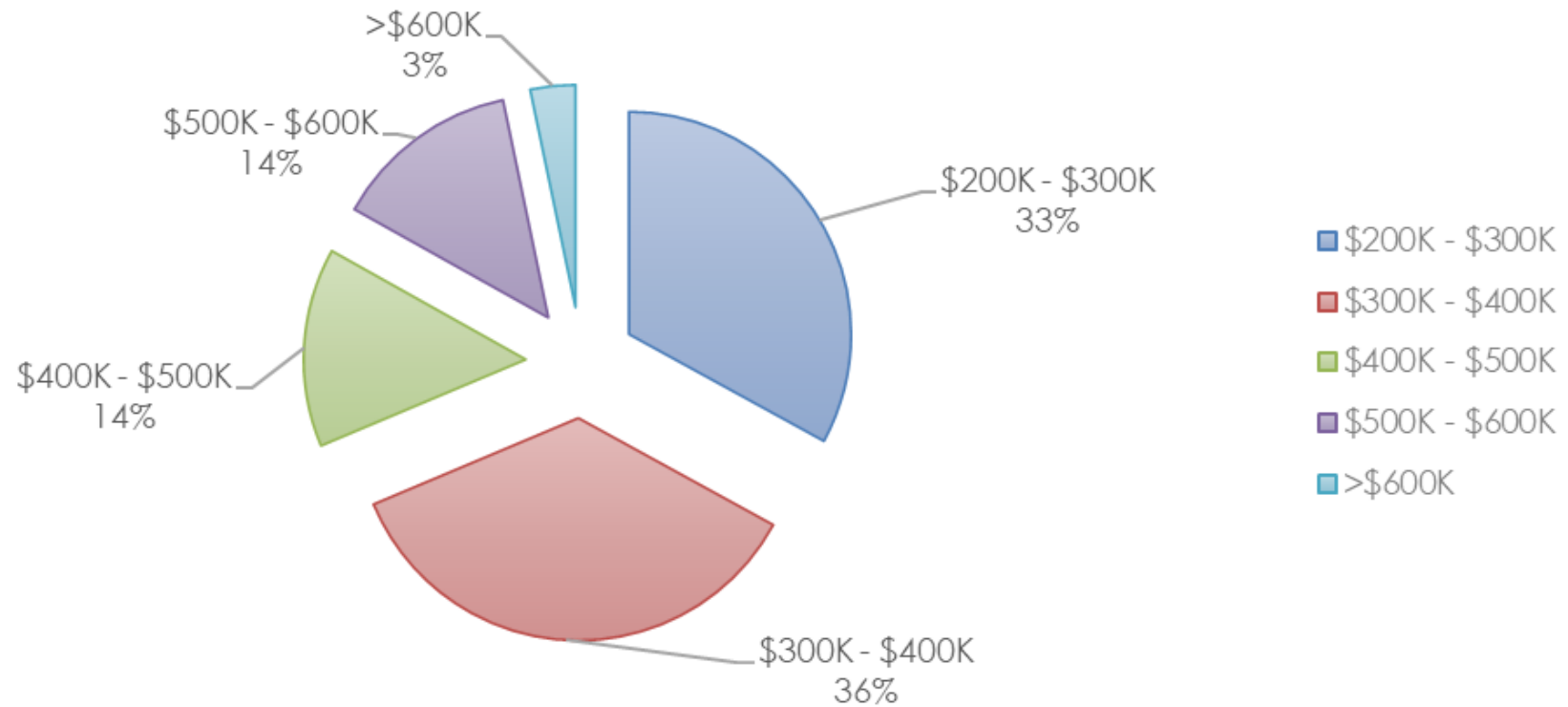
Median Values



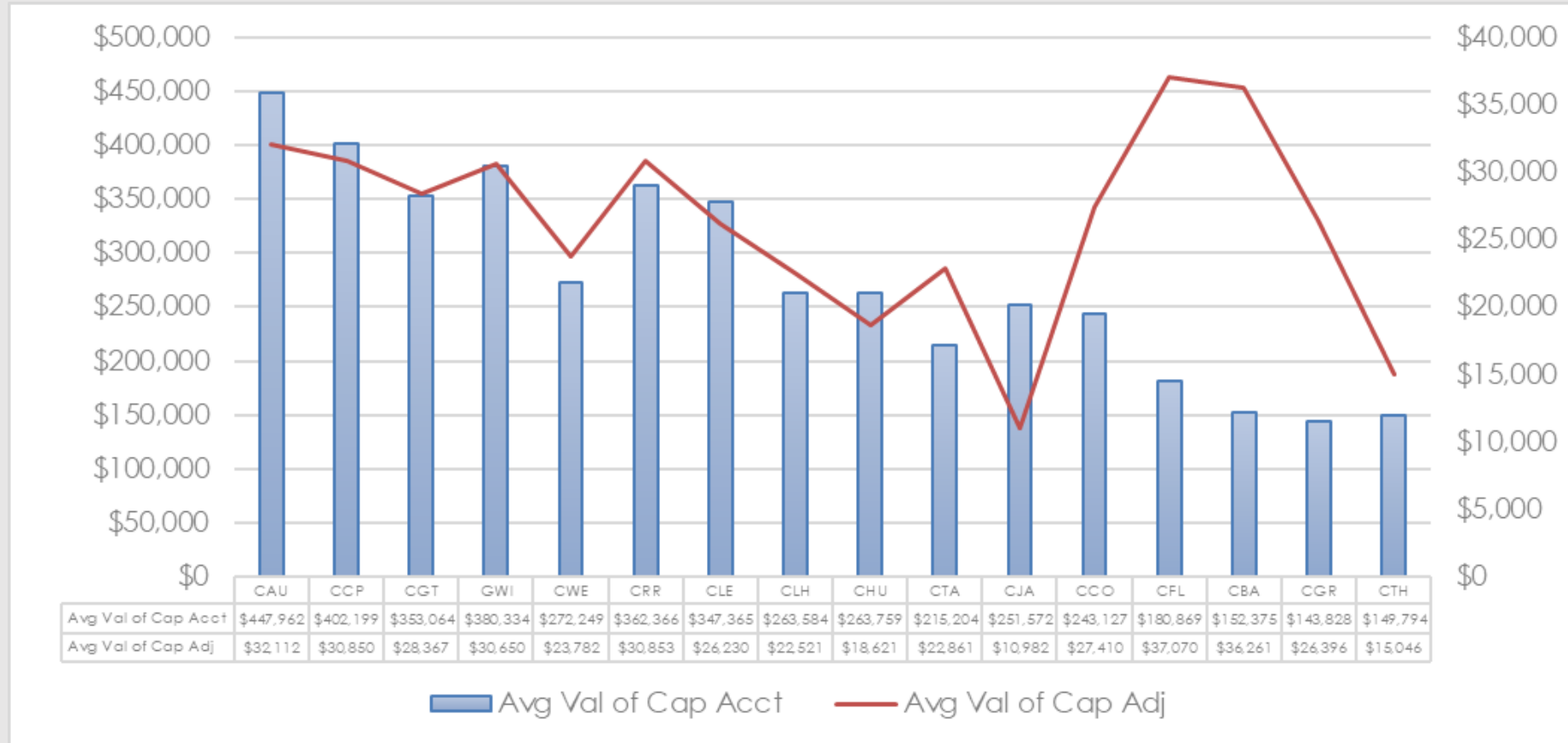
<i>Taxing Unit Name</i>	<i>2020 Residential Home Count</i>	<i>2020 Residential Home Average Value</i>	<i>2020 Residential Home Average Taxable Value</i>	<i>2021 Residential Home Count</i>	<i>2021 Residential Home Average Value</i>	<i>Market Value % Difference 2020 - 2021</i>	<i>2021 Residential Home Average Taxable Value</i>	<i>Taxable Value % Difference 2020-2021</i>
CITY OF CEDAR PARK (Williamson County Portion Only)	19,149	\$324,066	\$311,863	19,410	\$385,085	18.83%	\$354,189	13.57%
CITY OF GEORGETOWN	22,170	\$290,054	\$271,779	23,991	\$340,788	17.49%	\$306,979	12.95%
CITY OF HUTTO	8,302	\$220,466	\$208,612	9,082	\$263,427	19.49%	\$240,568	15.32%
CITY OF LEANDER (Williamson County Portion Only)	14,910	\$282,855	\$276,083	16,233	\$339,037	19.86%	\$316,976	14.81%
CITY OF ROUND ROCK (Williamson County Portion Only)	29,563	\$286,292	\$278,602	30,162	\$342,482	19.63%	\$315,776	13.34%
GEORGETOWN ISD	29,253	\$316,321	\$282,382	31,584	\$372,187	17.66%	\$321,023	13.68%
HUTTO ISD	13,170	\$246,478	\$219,566	14,652	\$292,686	18.75%	\$255,005	16.14%
LEANDER ISD (Williamson County Portion Only)	45,341	\$304,376	\$279,579	47,553	\$360,230	18.35%	\$319,604	14.32%
LIBERTY HILL ISD	7,768	\$348,174	\$315,851	9,681	\$401,121	15.21%	\$354,919	12.37%
ROUND ROCK ISD (Williamson County Portion Only)	59,566	\$320,506	\$296,388	60,442	\$382,466	19.33%	\$337,777	13.96%
TAYLOR ISD	5,414	\$162,623	\$135,144	5,568	\$188,508	15.92%	\$156,643	15.91%
WILLIAMSON COUNTY	170,004	\$299,424	\$287,080	179,989	\$354,092	18.26%	\$324,112	12.90%



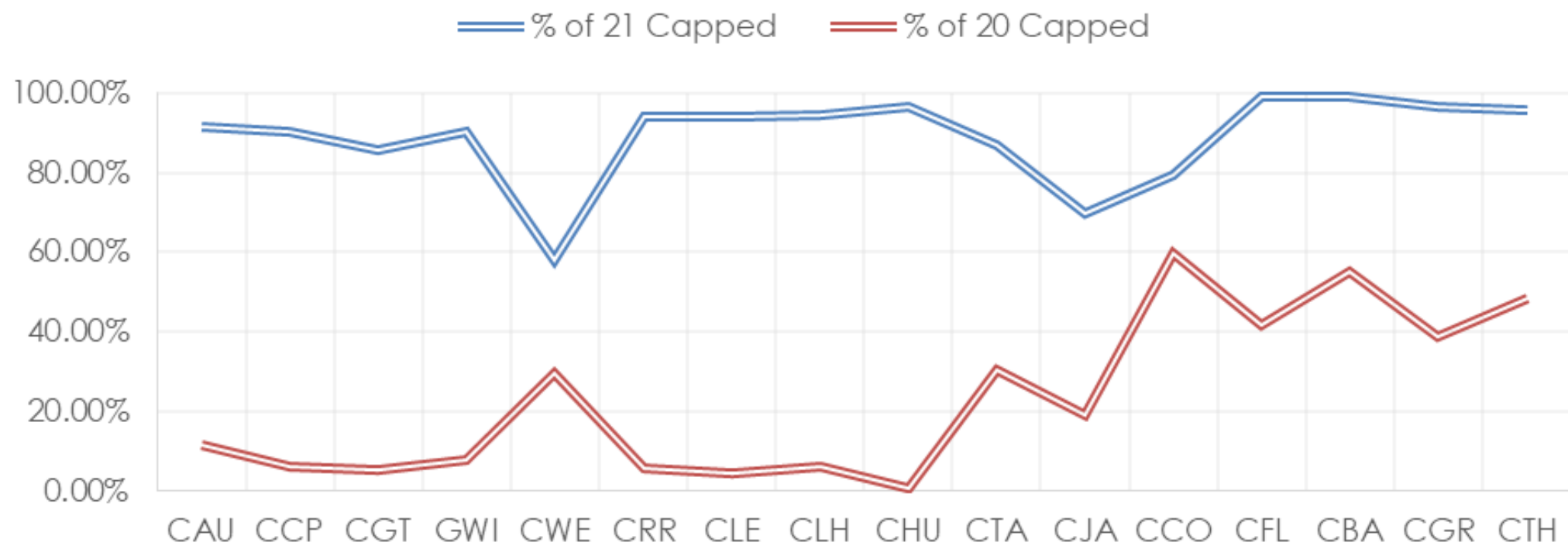
Residential New Improvement Value Ranges



Average Value of Homestead Capped Accounts and Average Cap Adjustment



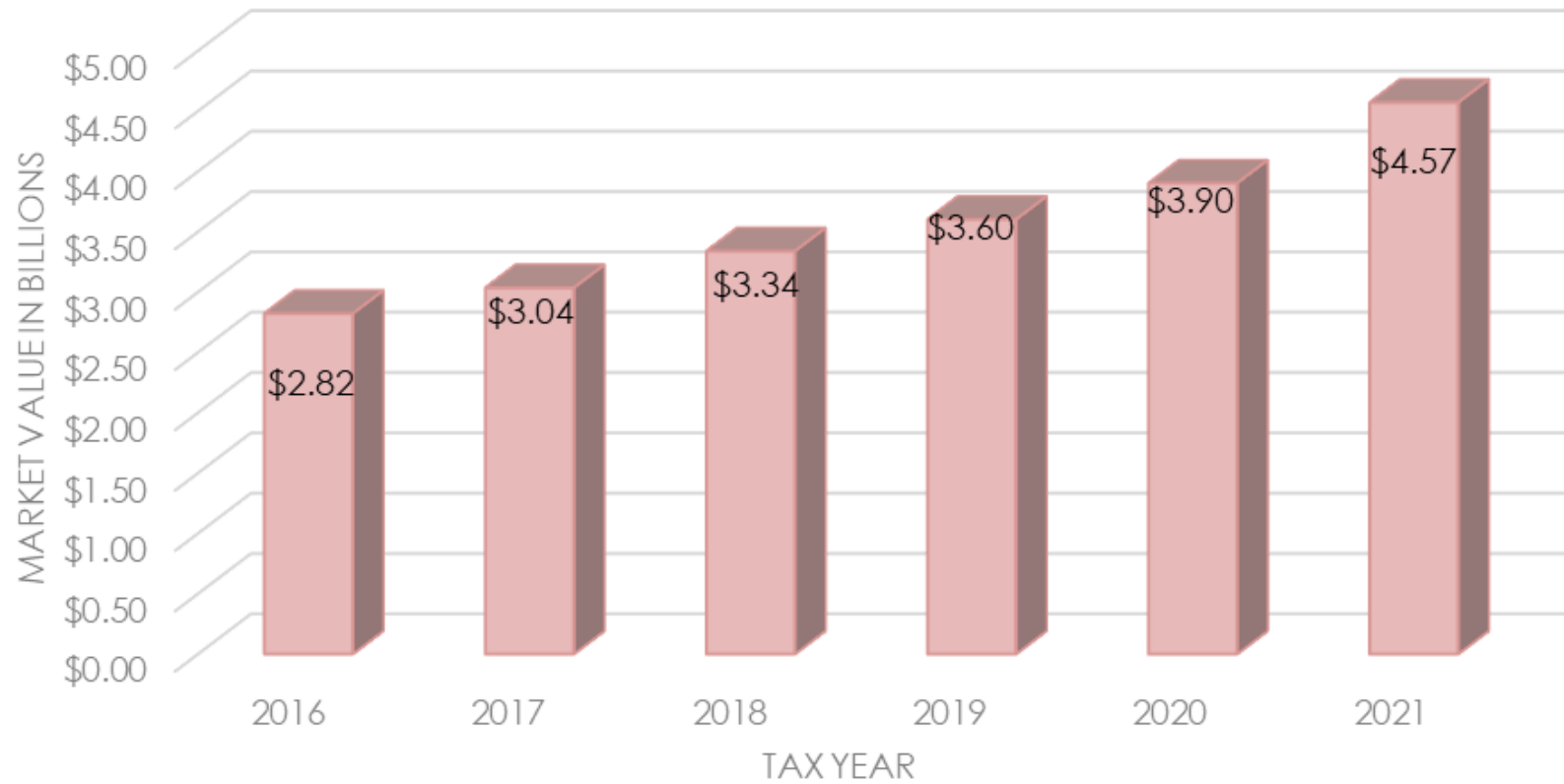
CITY & WILCO CAPPED ACCOUNTS



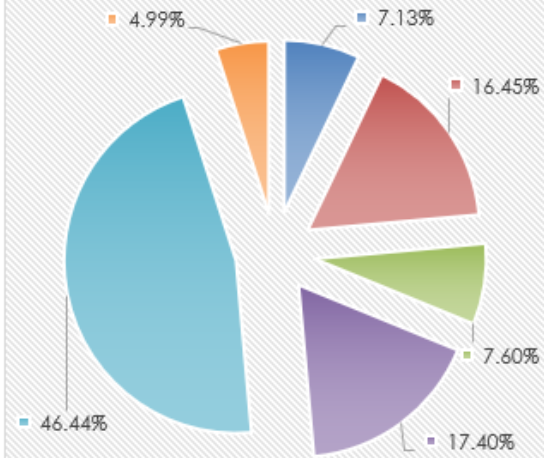
City of Round Rock Multi-Family Value (in billions)



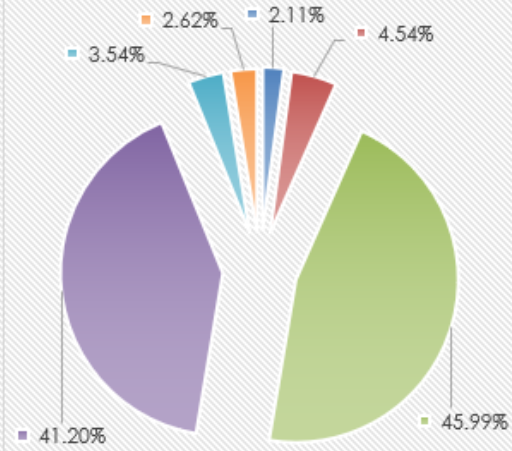
City of Round Rock Commercial Value (in billions)



By Parcel Count

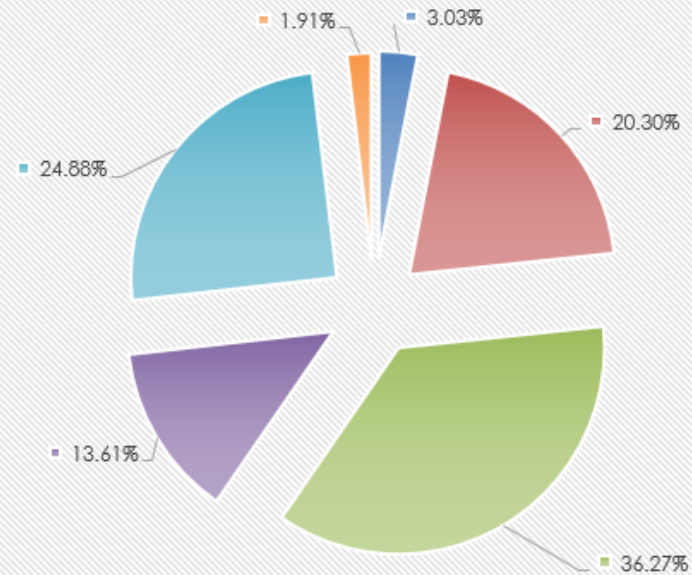


By Category Value

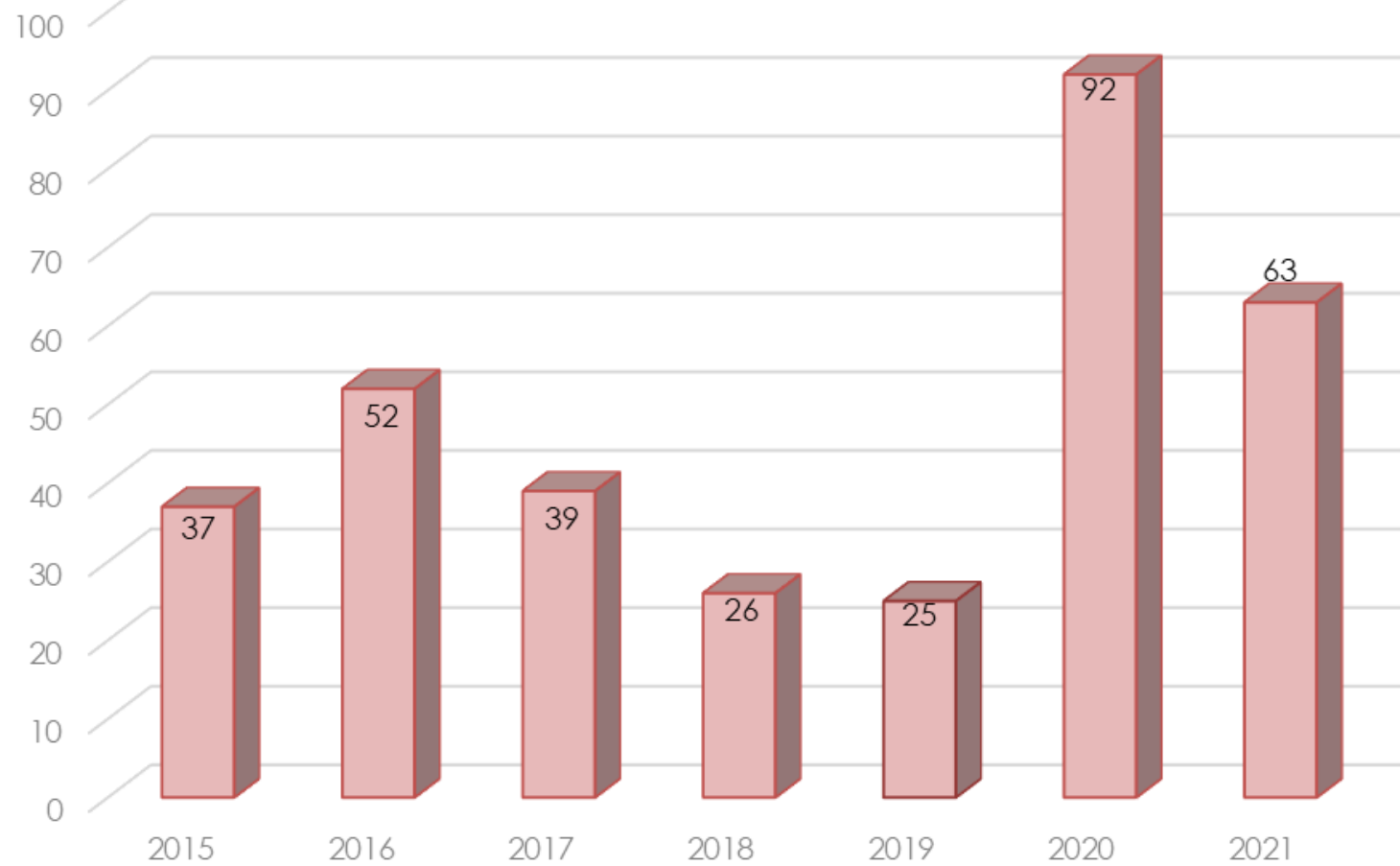


■ Entertainment ■ Retail ■ Multi-Family & Other ■ Industrial ■ Office ■ Service

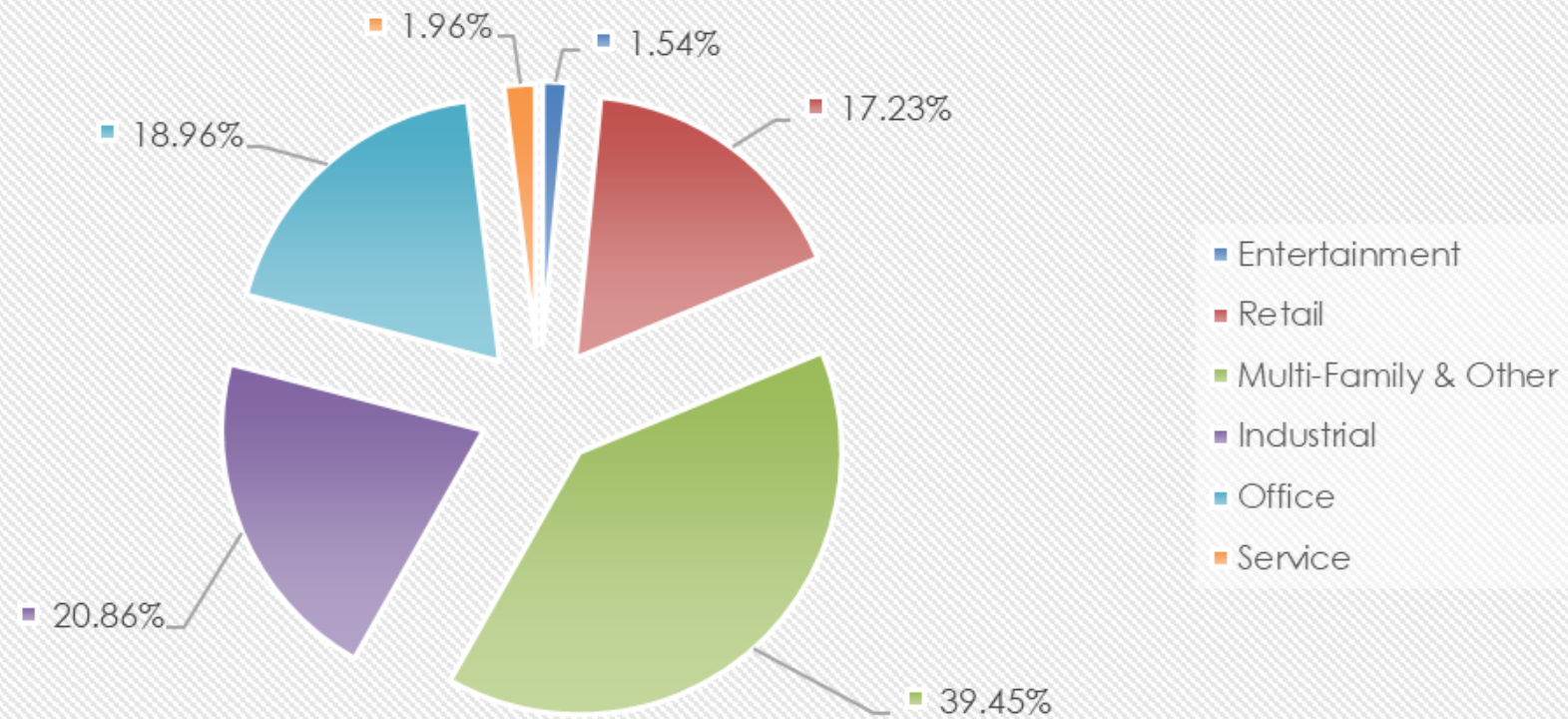
By Category Square Footage



Number of Commercial New Improvements



Commercial New Improvements By Category



CHANGE IN TAXABLE VALUE FROM PRIOR YEAR

