

Appraisal Notices for Tax Year 2019 Are On Their Way to Property Owners

Travis County property owners will soon receive an appraisal notice from the Travis Central Appraisal District. The appraisal district will mail approximately 438,000 appraisal notices the week of April 15th. Approximately 30% of property owners will receive a post card from the appraisal district in lieu of a notice of appraised value. The post cards are being mailed to property owners whose value increased by less than \$1,000. Property owners receiving a post card may view their values on the Travis Central Appraisal District website (www.traviscad.org). City, county, school district and other local taxing units will use the appraisal district's value to set 2019 property taxes.

The Austin region continues to thrive as it enters its tenth year of positive trends in its real estate and overall economy. Austin's unemployment rate has been at or below 3.0% for the last 15 months and Austin added 35,200 net new jobs for a growth of 3.3%. In September 2018 the Federal Bureau of Economic Analysis named the Austin-Round Rock region the fast-growing large metro area in the country.

Over the past year the monthly average 30-year fixed mortgage rate has increased by nearly a full percentage point, from 3.92% to about 4.9%, which has softened the housing market. Though growth continues, the median home price in the Austin-Round Rock will reflect much narrower growth than previous years. The 2018 average supply of available housing in Austin remained unchanged from the previous year at 2.0 months. This figure remains below the 6.5 month level the Real Estate Center at Texas A&M University estimates is a balanced market, and represents the sixth consecutive year of imbalance between the supply and demand of housing.

Commercial development continued to boom in Austin in 2018, as the strong economy drove job growth and opportunity. Major tech companies continue their drive for growth and Austin has emerged as one of a handful of cities most attractive to the industry for expansion, and tech companies Apple, Google, Oracle, Facebook and Indeed continue to expand their operations in the Austin market. Several projects continue to remake South Congress Avenue, including the mixed use Music Lane development and the new Liz Lambert Hotel, the Magdalena. Charles Schwab opened 469,000 square foot campus in June and United Soccer League's Austin Bold FC broke ground on a 5,000-seat venue adjacent to Circuit of The Americas.

Overall preliminary taxable values in Travis County increased 13% from 2018 levels, rising from \$188 billion to \$213 billion, led by Commercial value increases of 16% (aggregate). The median homestead taxable values in Travis County increased 7% from \$256,155 last year to \$275,112 in 2019.

Property owners should check their notice of appraised value or the Travis Central Appraisal District website (www.traviscad.org) to make sure that all exemptions to which they are entitled are in place. Homestead applications are available on the Forms tab of the Travis Central Appraisal District website or property owners may file online at <https://eservices.traviscadonline.org>.

Property owners who disagree with the market value of their property may file a protest with the Appraisal Review Board (ARB) using the form included with the notice of appraised value, the forms available from the Comptroller or appraisal district websites, online (via Efile), or by sending in a written letter of protest. The deadline for filing a protest with the ARB is May 15th, 2019, or 30 days after the appraisal district mailed you a notice of appraised value, whichever is later. Last year the appraisal district received over 142,000 protests.

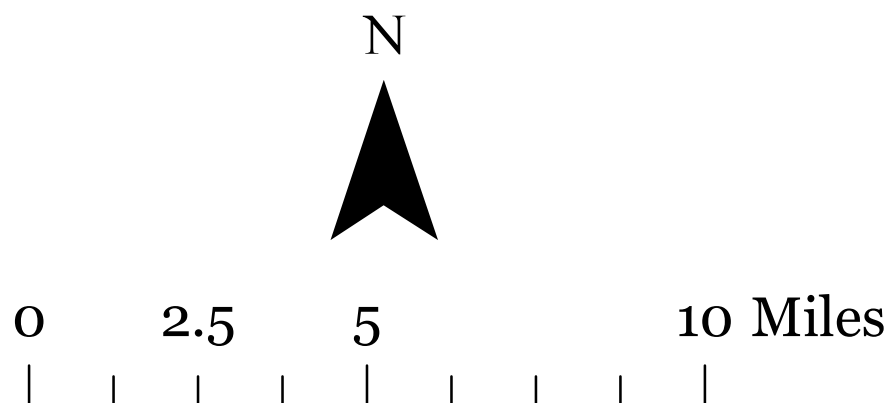
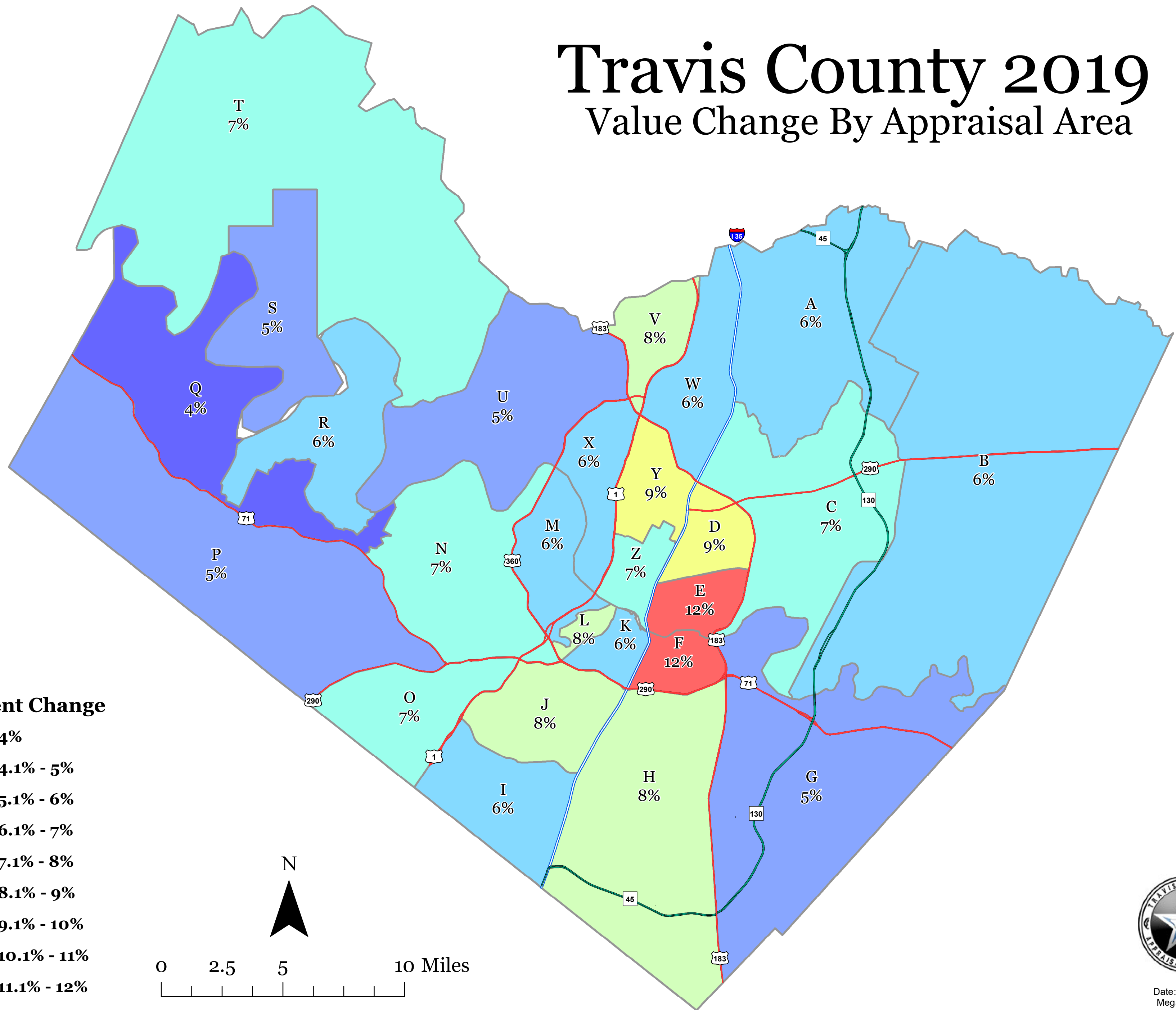
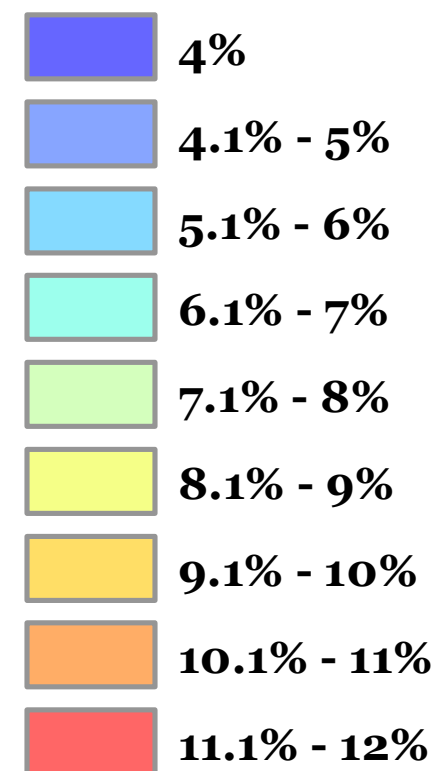
Travis County		
	2018	2019
Total Market	\$ 246,120,794,888	\$ 274,520,532,178
Total Taxable	\$ 188,473,504,319	\$ 213,576,831,376
Total New Value	\$ 5,206,982,976	\$ 5,627,798,761
Residential New Value	\$ 3,058,291,889	\$ 3,327,803,834
Median HS Market	\$ 338,102	\$ 359,154
Median HS Taxable	\$ 256,155	\$ 275,112

Residential Homestead Median Market			Residential Homestead Median Taxable		
	2018	2019		2018	2019
Austin ISD	\$ 359,346	\$ 386,446	Austin ISD	\$ 313,569	\$ 341,200
Del Valle ISD	\$ 180,874	\$ 195,677	Del Valle ISD	\$ 128,438	\$ 147,139
Eanes ISD	\$ 835,708	\$ 911,519	Eanes ISD	\$ 784,522	\$ 842,119
Elgin ISD	\$ 177,119	\$ 183,255	Elgin ISD	\$ 132,599	\$ 143,887
Lago Vista ISD	\$ 267,739	\$ 284,410	Lago Vista ISD	\$ 183,375	\$ 198,001
Lake Travis ISD	\$ 456,125	\$ 484,466	Lake Travis ISD	\$ 332,886	\$ 354,912
Leander ISD	\$ 452,675	\$ 474,859	Leander ISD	\$ 423,956	\$ 446,008
Manor ISD	\$ 212,990	\$ 222,064	Manor ISD	\$ 180,801	\$ 192,230
Marble Falls ISD	\$ 446,421	\$ 457,011	Marble Falls ISD	\$ 345,417	\$ 372,102
Pflugerville ISD	\$ 248,113	\$ 260,735	Pflugerville ISD	\$ 214,000	\$ 228,917
Round Rock ISD	\$ 427,792	\$ 442,948	Round Rock ISD	\$ 385,666	\$ 408,871
Travis County	\$ 338,102	\$ 359,154	Travis County	\$ 256,155	\$ 275,112

Travis County 2019

Value Change By Appraisal Area

Percent Change



Date: 4/11/2019
Megan Barron