

2025 CERTIFIED TOTALS

CME - CITY OF MEADOWLAKES

Property Count: 1,073

Grand Totals

7/22/2026

11:14:44AM

Land		Value			
Homesite:		96,944,449			
Non Homesite:		9,513,488			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	106,457,937
Improvement		Value			
Homesite:		387,979,958			
Non Homesite:		15,357,381	Total Improvements	(+)	403,337,339
Non Real		Count	Value		
Personal Property:	26		974,486		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	974,486
					510,769,762
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	510,769,762
Productivity Loss:	0	0			
			Homestead Cap	(-)	18,013,386
			23.231 Cap	(-)	528,893
			Assessed Value	=	492,227,483
			Total Exemptions Amount (Breakdown on Next Page)	(-)	39,084,458
			Net Taxable	=	453,143,025

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

1,112,919.27 = 453,143,025 * (0.245600 / 100)

Certified Estimate of Market Value: 510,769,762

Certified Estimate of Taxable Value: 453,143,025

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

BURNET CENTRAL APPRAISAL DISTRICT 2025 TAX RATES

ENTITY	M & O	I & S	TOTAL	ENTITY CODE
BURNET COUNTY	0.2445	0.0418	0.2863	GBU
BURNET COUNTY SPECIAL	0.0460	0	0.0460	RSP
BURNET CISD	0.6760	0.1950	0.8710	SBU
MARBLE FALLS ISD	0.6702	0.2153	0.8855	SMA
BERTRAM	0.4417	0	0.4417	CBE
BURNET	0.4979	0.1152	0.6131	CBU
COTTONWOOD SHORES	0.3283	0.1715	0.4998	CCO
DOUBLE HORN	0.0652	0.0000	0.0652	CDH
GRANITE SHOALS	0.39830	0.14410	0.54240	CGR
HIGHLAND HAVEN	0.1505	0	0.1505	CHI
HORSESHOE BAY	0.19433	0.07342	0.26775	CHB
MARBLE FALLS	0.2351	0.2999	0.5350	CMA
MEADOWLAKES	0.1362	0.1094	0.2456	CME
CENTRAL TX GROUNDWATER	0.0055	0	0.0055	WCD
HIGHWAY 71 MUD	1.20000	0	1.20000	M71
KINGSLAND MUD	0.16827	0	0.16827	MKL
BURNET ESD #1	0.0141	0	0.0141	ESD1
BURNET ESD #2	0.1000	0	0.1000	ESD2
BURNET ESD #3	0.04000	0	0.04000	ESD3
BURNET ESD #4	0.1000	0	0.1000	ESD4
BURNET ESD #5	0.0739	0	0.0739	ESD5
BURNET ESD #6	0.1000	0	0.1000	ESD6
BURNET ESD #7	0.078675	0.000000	0.078675	ESD7
BURNET ESD #8	0.1000	0	0.1000	ESD8
BURNET ESD #9	0.1000	0	0.1000	ESD9
MOONLIGHT BEND MUD	1.000	0	1.0000	MMB
APPRAISAL ONLY				
LAMPASAS ISD	0.7552	0.2600	1.0152	SLA
BURNET COUNTY IMP DIST 1	1.2000	0	1.2000	IDB1

Lawsuit Gain/Loss Report

7/23/2026 8:09:07AM

For Year 2025

Page: 1

Entity	Name	Property ID	Geo ID	Active/ Inactive	Assessed Value	Final Value	Gain/Loss
CAD	BL HILL INVESTMENTS LLC	53936	B0580-0000-01402-000	Inactive	1,230,601	1,230,601	0
CAD	BL HILL INVESTMENTS LLC	53973	B0580-0000-03102-000	Inactive	1,100,000	1,100,000	0
CAD	BARKLEY JOHN ALLAN & CYN	117376	07276-0100-00018-000	Inactive	2,315,219	2,200,000	115,219
CAD	YORK MARBLE FALLS LLC	83404	05728-08B1-00003-000	Inactive	6,670,000	6,670,000	0
CAD	CONFIDENTIAL	111192	06069-0102-00025-000	Inactive	5,000,000	4,700,000	300,000
CAD	RT90 INVESTMENTS, LLC	82033	03710-0100-00034-000	Inactive	2,194,169	2,100,000	94,169
CAD	WINFORD FRANK WOODS & E	23260	05220-N040-04007-B00	Inactive	1,700,000	1,650,000	50,000
CAD	COHEN AIDEN M & CAROLINE F	23257	05220-N040-04004-000	Inactive	1,527,396	1,450,000	77,396
CAD	OFFUTT GEORGE Q	30866	06160-0300-01041-R00	Inactive	1,738,000	1,600,000	138,000
CAD	BERKEY JAMES W FAMILY 20	18941	05202-0001-00012-A00	Inactive	2,529,359	2,450,000	79,359
CAD	CA DOOSE REAL ESTATE ASS	23374	05230-0000-00016-000	Inactive	2,647,256	2,647,256	0
CAD	ANNIS PHILIP H	23363	05230-0000-00004-000	Inactive	2,754,151	2,650,000	104,151
CAD	FLORES KATY & PEDRO	17176	04970-0000-00038-000	Inactive	1,550,084	1,500,000	50,084
CAD	THOMPSON S R JR & BEVERL	65084	06070-0000-01051-000	Inactive	4,200,000	4,015,000	185,000
CAD	RUTAN DEBRA	7625	03500-0000-00014-000	Inactive	1,973,000	1,900,000	73,000
CAD	ROBERTSON JOHN S & PETE E	48289	B0099-0000-00009-000	Inactive	1,596,000	1,525,000	71,000
CAD	SMITH CASEY	71568	06160-0300-01152-100	Inactive	1,519,807	1,519,807	0
CAD	RAYER SCOTT & LESLEY	70452	06071-0000-00011-000	Inactive	1,705,203	1,650,000	55,203
CAD	SNOW SHANE & BROOKE	23386	05230-0000-00026-000	Inactive	1,813,355	1,800,000	13,355
CAD	TALBOT WILLIAM W & SONJA K	23256	05220-N040-04003-000	Inactive	1,544,000	1,495,000	49,000
CAD	GRABER JERALD KAPLAN & R	65811	05715-0000-00018-000	Inactive	2,100,000	2,100,000	0
CAD	WACKER HERBERT J & GAIL L	7670	03500-0000-00064-000	Inactive	1,624,393	1,560,000	64,393
CAD	RAGONE INC	18502	05105-0000-00002-000	Inactive	475,000	450,000	25,000
CAD	BERTRAM STORE LLC	32680	06600-0025-00001-000	Inactive	860,000	860,000	0
CAD Totals:					52,366,993	50,822,664	1,544,329
CBE	BERTRAM STORE LLC	32680	06600-0025-00001-000	Inactive	860,000	860,000	0
CBE Totals:					860,000	860,000	0
CGR	SNOW SHANE & BROOKE	23386	05230-0000-00026-000	Inactive	1,813,355	1,800,000	13,355
CGR	FLORES KATY & PEDRO	17176	04970-0000-00038-000	Inactive	1,550,084	1,500,000	50,084
CGR	ANNIS PHILIP H	23363	05230-0000-00004-000	Inactive	2,754,151	2,650,000	104,151
CGR	CA DOOSE REAL ESTATE ASS	23374	05230-0000-00016-000	Inactive	2,647,256	2,647,256	0
CGR Totals:					8,764,846	8,597,256	167,590
CHB	COHEN AIDEN M & CAROLINE F	23257	05220-N040-04004-000	Inactive	1,527,396	1,450,000	77,396
CHB	WINFORD FRANK WOODS & E	23260	05220-N040-04007-B00	Inactive	1,700,000	1,650,000	50,000
CHB	TALBOT WILLIAM W & SONJA K	23256	05220-N040-04003-000	Inactive	1,544,000	1,495,000	49,000
CHB Totals:					4,771,396	4,595,000	176,396
CHI	BERKEY JAMES W FAMILY 20	18941	05202-0001-00012-A00	Inactive	2,529,359	2,450,000	79,359
CHI Totals:					2,529,359	2,450,000	79,359
CMA	YORK MARBLE FALLS LLC	83404	05728-08B1-00003-000	Inactive	6,670,000	6,670,000	0
CMA Totals:					6,670,000	6,670,000	0
CME	OFFUTT GEORGE Q	30866	06160-0300-01041-R00	Inactive	1,738,000	1,600,000	138,000
CME	SMITH CASEY	71568	06160-0300-01152-100	Inactive	1,519,807	1,519,807	0
CME Totals:					3,257,807	3,119,807	138,000
ESD	TALBOT WILLIAM W & SONJA K	23256	05220-N040-04003-000	Inactive	1,544,000	1,495,000	49,000
ESD	WINFORD FRANK WOODS & E	23260	05220-N040-04007-B00	Inactive	1,700,000	1,650,000	50,000
ESD	COHEN AIDEN M & CAROLINE F	23257	05220-N040-04004-000	Inactive	1,527,396	1,450,000	77,396
ESD Totals:					4,771,396	4,595,000	176,396
ESD2	RUTAN DEBRA	7625	03500-0000-00014-000	Inactive	1,973,000	1,900,000	73,000
ESD2	WACKER HERBERT J & GAIL L	7670	03500-0000-00064-000	Inactive	1,624,393	1,560,000	64,393
ESD2 Totals:					3,597,393	3,460,000	137,393
ESD3	RAGONE INC	18502	05105-0000-00002-000	Inactive	475,000	450,000	25,000
ESD3 Totals:					475,000	450,000	25,000
ESD4	BERTRAM STORE LLC	32680	06600-0025-00001-000	Inactive	860,000	860,000	0
ESD4	BL HILL INVESTMENTS LLC	53973	B0580-0000-03102-000	Inactive	1,100,000	1,100,000	0

2026 PRELIMINARY TOTALS

CME - CITY OF MEADOWLAKES

Property Count: 1,079

Effective Rate Assumption

7/22/2026

7:04:13AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$2,957,718
\$2,957,718**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	18	\$562,446
145D	11.145 (d) Multiple Situs, Leases	9	\$136,485
145F	11.145 (f) Single Situs, Related Business Entity	1	\$10,000
DP	Disability	2	\$100,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	2	\$688,953
HS	Homestead	24	\$0
OV65	Over 65	23	\$1,150,000
PARTIAL EXEMPTIONS VALUE LOSS		80	\$2,659,884
NEW EXEMPTIONS VALUE LOSS			\$2,659,884

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$2,659,884****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
747	\$500,017	\$3,182	\$496,835

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
747	\$500,017	\$3,182	\$496,835

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
747	\$452,448	\$0	\$452,448

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
747	\$452,448	\$0	\$452,448

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
129	\$53,558,141	\$49,733,009

Refund Paid Totals Report

Date Range: 10/1/2025 - 7/22/2026

Year	M&O Tax	I&S Tax	Total Tax	P&I M&O	P&I I&S	Attorney	Discount	Overage	Total
Entity Code CME									
2025	1,937.14	1,694.08	3,631.22	0.00	0.00	0.00	0.00	0.00	3,631.22
Total For CME	1,937.14	1,694.08	3,631.22	0.00	0.00	0.00	0.00	0.00	3,631.22
Grand Totals	1,937.14	1,694.08	3,631.22	0.00	0.00	0.00	0.00	0.00	3,631.22

Meadowlakes Estimated Uncommitted Cash Balances as of September 30, 2026

General Fund \$ 651,631

Utility Fund \$ 1,079,560

Debt Service Fund \$4206.84

Recreation Fund \$ 104,115

2026 PRELIMINARY TOTALS

CME - CITY OF MEADOWLAKES

Property Count: 950

Not Under ARB Review Totals

7/22/2026

7:03:48AM

Land		Value			
Homesite:		87,806,855			
Non Homesite:		10,594,308			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	98,401,163
Improvement		Value			
Homesite:		318,495,095			
Non Homesite:		20,214,711	Total Improvements	(+)	338,709,806
Non Real		Count	Value		
Personal Property:	31		1,229,729		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	1,229,729
					438,340,698
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	438,340,698
Productivity Loss:	0	0			
			Homestead Cap	(-)	2,280,967
			23.231 Cap	(-)	1,127,983
			Assessed Value	=	434,931,748
			Total Exemptions Amount	(-)	37,829,880
			(Breakdown on Next Page)		
			Net Taxable	=	397,101,868

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

975,282.19 = 397,101,868 * (0.245600 / 100)

Certified Estimate of Market Value: 438,340,698

Certified Estimate of Taxable Value: 397,101,868

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2026 PRELIMINARY TOTALSCME - CITY OF MEADOWLAKES
Under ARB Review Totals

Property Count: 129

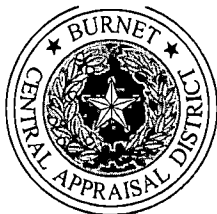
7/22/2026

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Land		Value			
Homesite:		9,015,191			
Non Homesite:		777,052			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,792,243
Improvement		Value			
Homesite:		42,284,190			
Non Homesite:		1,425,433	Total Improvements	(+)	43,709,623
Non Real		Count	Value		
Personal Property:	1		56,275		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	56,275
					53,558,141
Ag	Non Exempt		Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		53,558,141
				Homestead Cap	(-)
				23.231 Cap	(-)
					95,636
				Assessed Value	=
					53,462,505
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	3,127,406
				Net Taxable	=
					50,335,099

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 123,623.00 = 50,335,099 * (0.245600 / 100)

Certified Estimate of Market Value:	53,253,498
Certified Estimate of Taxable Value:	49,733,009
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00



Burnet Central Appraisal District
P: (512) 756-8291
223 Pierce St
PO Box 908
Burnet, TX 78611

**CERTIFICATION OF
2026 APPRAISAL ROLL
CITY OF MEADOWLAKES**

I, Stan Hemphill, Chief Appraiser for the Burnet Central Appraisal District, do solemnly swear that the attached is that portion of the approved appraisal roll of the Burnet Central Appraisal District which lists property taxable by the CITY OF MEADOWLAKES.

2026 Appraisal Roll Information:

Market Value	\$491,898,839
Taxable Value	\$447,436,967
Value Under Protest	\$50,335,099
Owner's Estimate of Value	\$35,234,569
Adjusted Taxable Value	\$432,336,437

2026 Anticipated Collection Rate: 100%
(Includes Current & Delinquent Tax, Penalty & Interest)

Stan Hemphill
Stan Hemphill, Chief Appraiser

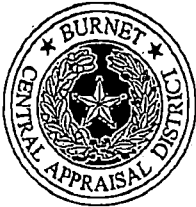
7-22-2026
Date

Received By:

Date

*Please feel free to contact us with any questions at (512) 756-8291. You may submit the survey via e-mail:
shemphill@burnetad.org, or mail: P.O. Box 908, Burnet, TX 78611*

www.burnet-cad.org



Burnet Central Appraisal District
P: (512) 756-8291
223 Pierce St
PO Box 908
Burnet, TX 78611

2026 TAX RATE INFORMATION REQUEST

CITY OF MEADOWLAKES

IN ORDER TO CALCULATE THE TAX RATE, PLEASE FURNISH THE FOLLOWING INFORMATION AS SOON AS POSSIBLE:

1.	The following estimated balances will be left in the unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.	
Type of Property Tax Fund		Balance
a.	☒ Star	\$ 2
b.	☒ Star	\$ 8

*Include attachment if needed.

2.	Debt service requirement to be paid with 2026 property taxes. *(If debt, please attach description of debt, principal, interest and fees to be paid.)				\$ 488,550
Description of Debt		Principal	Interest	Fees	Total
a. 2024 Bond		326,675	161,875	200	\$ 488,750
b.					\$
c.					\$
*Include attachment if needed. Note: A debt is qualified if it meets the criteria in Texas Property Tax Code 26.012 (7), see enclosed.					Total: \$ 488,750

- See attachment

3.	Amount (if any) of unencumbered fund balances for 2026 debt service.	\$ 4206.84
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4.	Sales tax (to offset property tax) revenue for previous four quarters (if applicable).	\$ 0
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5.	Amount from annual sales tax (to offset property tax) revenue spent for M&O for 2025 (if applicable).	\$ 0
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Box 6 & 7 Applies to County Government only

6.	Amount spent by the taxing unit for M&O costs of providing indigent health care at the increased minimum eligibility standards under Health and Safety Code Section 61.006.	\$ -
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7.	Amount spent in the previous 12 months by the taxing unit under the Criminal Justice Mandate.	Beginning date	\$ -
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- Attention School Districts: Please attach the T.E.A. Worksheet to this Document.

By: William [Signature]

Date: 7/29/20

Title: City Manager

Please feel free to contact us with any questions at (512) 756-8291. You may submit documentation via e-mail: shemphill@burnetad.org, or mail: P.O. Box 908, Burnet, TX 78611

www.burnet-cad.org