



2026 Preliminary Tax Roll Data

Audit and Finance Committee | April 15, 2026

Art in Public Places: *Lotus* by Sunyong Chung and Philippe Klinefelter, 2013



Preliminary Property Tax Roll

- Travis Central Appraisal District (TCAD) released its preliminary estimate of net taxable value on March 25, 2026.
- TCAD projects net taxable value of **\$210.6 billion** for City of Austin properties within Travis County, a **decline of 3.1%** in comparison with last July's Certified Roll
 - Protest loss is estimated at 8%, in line with previous years' experience and expectation of another year of record or near-record protest activity
- Williamson CAD preliminary estimate had not been released as of the posting deadline

Preliminary Property Tax Roll

- Median home prices declined from 2024 to 2025. Total home sales down year-over-year.
 - Housing supply has increased from 0.5 months in 2020 to over 6 months currently, approaching a balanced market threshold.
- Construction pipeline for industrial properties is slowing
- New starts for office development are near zero
- State legislature increased Business Personal Property exemption from \$2,500 to \$125,000 beginning January 1

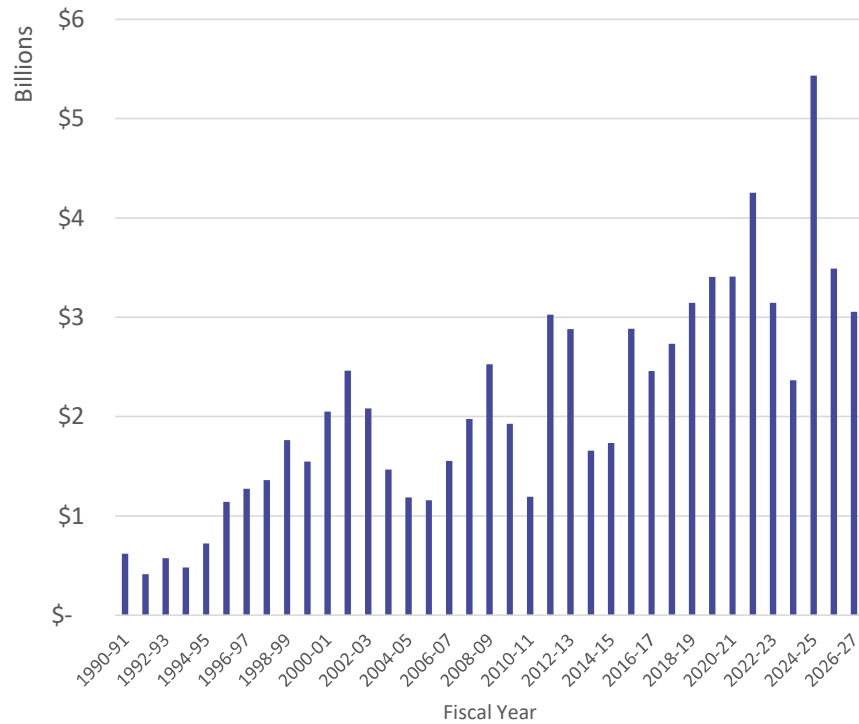
New Construction Value

- Property tax revenue from new construction not subject to the 3.5% voter-approval rate cap
- TCAD projects tax year 2026 new construction value at **\$2.8 billion**
 - Decline from \$3.3 billion in the prior year
 - FY27 budget plan anticipated \$3.1 billion
- Current interest rate environment means project financing remains extremely difficult—new construction likely to remain relatively anemic over the medium term
- Williamson CAD preliminary estimate had not been released as of the posting deadline

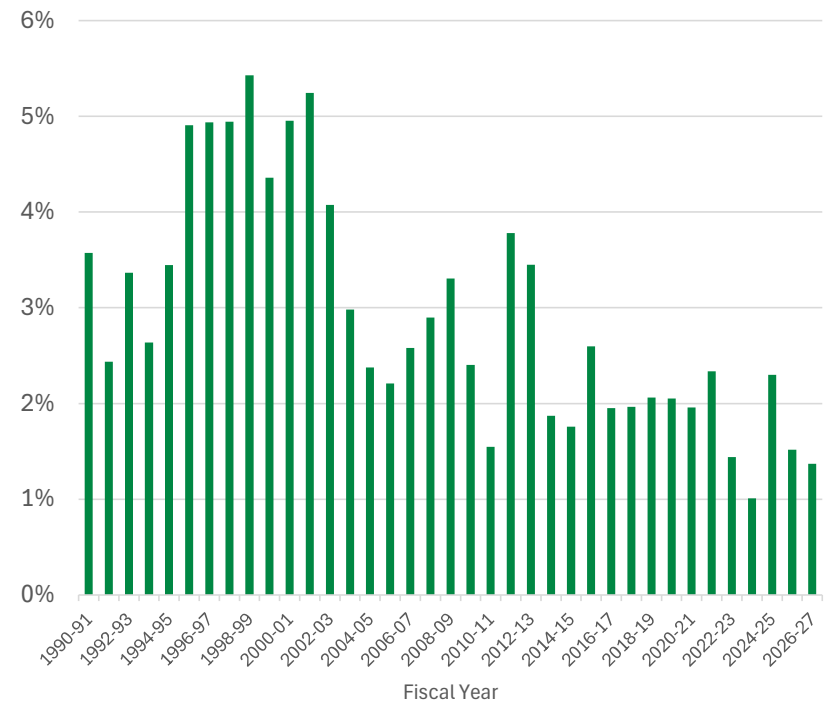
New Construction Value History



New Construction Value



New Construction Value as % of the Certified Property Tax Roll



FY 2026 Updates

- TCAD indicates lawsuits have more than tripled over 10 years
 - Court proceedings entail tens of billions of dollars in valuation
- Tax year 2025 Certified TCAD property roll: \$217.4 billion
- Current tax year 2025 value on TCAD's roll: \$215.6 billion
 - Negative implications for both FY 2026 property tax collections and FY 2027 projections

QUESTIONS?



For more information on the Budget: austintexas.gov/budget

Erik Nelson

Deputy Director

Budget and Organizational Excellence

erik.nelson@austintexas.gov

Art Featured:

Lotus is a permanent outdoor artwork by Austin artists Sunyong Chung and Philippe Klinefelter, located at the Asian American Resource Center (AARC). The piece features a vibrant 12-foot mosaic lotus floating in water, surrounded by seven carved granite petals rising toward the sky. Made from thousands of hand-crafted ceramic tiles depicting plants and animals native to Central Texas, the sculpture is centered by a granite seed pod that doubles as a fountain.

The lotus flower is representative of the AARC and the long history of community activism that established the center as a cultural and collective hub for all Asian Americans. The mosaic depicts the lotus as a space wherein all things, be it damselflies, ladybugs, butterflies, fish and amphibians, can congregate for a shared purpose.