

LTFR



Fiscal Year 2022 10-Year Financial & Capital Improvement Plan

LAKE TRAVIS FIRE RESCUE
TRAVIS COUNTY ESD NO. 6



September 24, 2021

Financial Plan: FY 2022 - 2031



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Mission

- To minimize loss of life and property through Emergency Response, Prevention and Community Involvement.

Core Values

- Our success is built upon the foundation of our commitment to Professionalism, Leadership, Integrity, Respect, Compassion and Safety.

Vision

- Our organization is recognized by those we serve as exceptional and innovative.

I. Purpose/Approach

Purpose:

To present a “long-term” outlook of the District’s 10-Year Financial Plan (forecasted funding, expenditures and capital improvement plan) that is aligned with its Strategic Service Goals.

Approach:

- Approval of District’s Strategic Service Goals
- Analysis of Historical Economic Indicators and Expert Opinions
- Examination of Funding and Revenue Sources
- Assessment of District’s Historical Revenue Figures
- Evaluation of the Capital Improvement Plan
- Forecasting Revenue/Expenditures/Balance



II. Travis County ESD No. 6 Strategic Service Goals

June 27, 2019

DISTRICT STRATEGIC SERVICE GOALS

Weight on Scene/Correct Resources/Response Times

- ◀ Maintain adequate staffing levels
- ◀ Measurement/reporting
- ◀ Maximize capital resource allocations and utilization
 - Collaboration

Public Awareness

- ◀ Print and social media management
- ◀ Citizen's Advisory Committee
- ◀ Citizen's Education Forum
- ◀ Fiscal prudence/accountability/communication
- ◀ Joint initiatives
 - Community Wildfire Protection Plan (CWPP)
 - Public Safety Day
 - LTISD & LISD
- ◀ City leadership
- ◀ County leadership

Resource Management

- ◀ Continue with annual 10-year Financial & Capital Improvement Plan
- ◀ Human Resource management
- ◀ Training
- ◀ Administrative team
- ◀ Maintain and communicate fiscal responsibility
- ◀ Role of LTFR Community Foundation

DISTRICT STRATEGIC SERVICE GOALS

Safety and Security

- ◀ Training
- ◀ Equipment
- ◀ Measurement (safety index) and reporting
- ◀ Health and wellness
- ◀ Safety threat assessment/intelligence
- ◀ Policy enforcement

Innovation

- ◀ Two-horse stations (2 engine companies at 1 station)
- ◀ Shared fire station with another fire department
- ◀ Engine rehabilitation vs. new purchase of fleet
- ◀ Health and wellness
- ◀ Equipment innovations
- ◀ Task streamlining
- ◀ Emerging services



III. Historical Economic Indicators & Expert Opinions

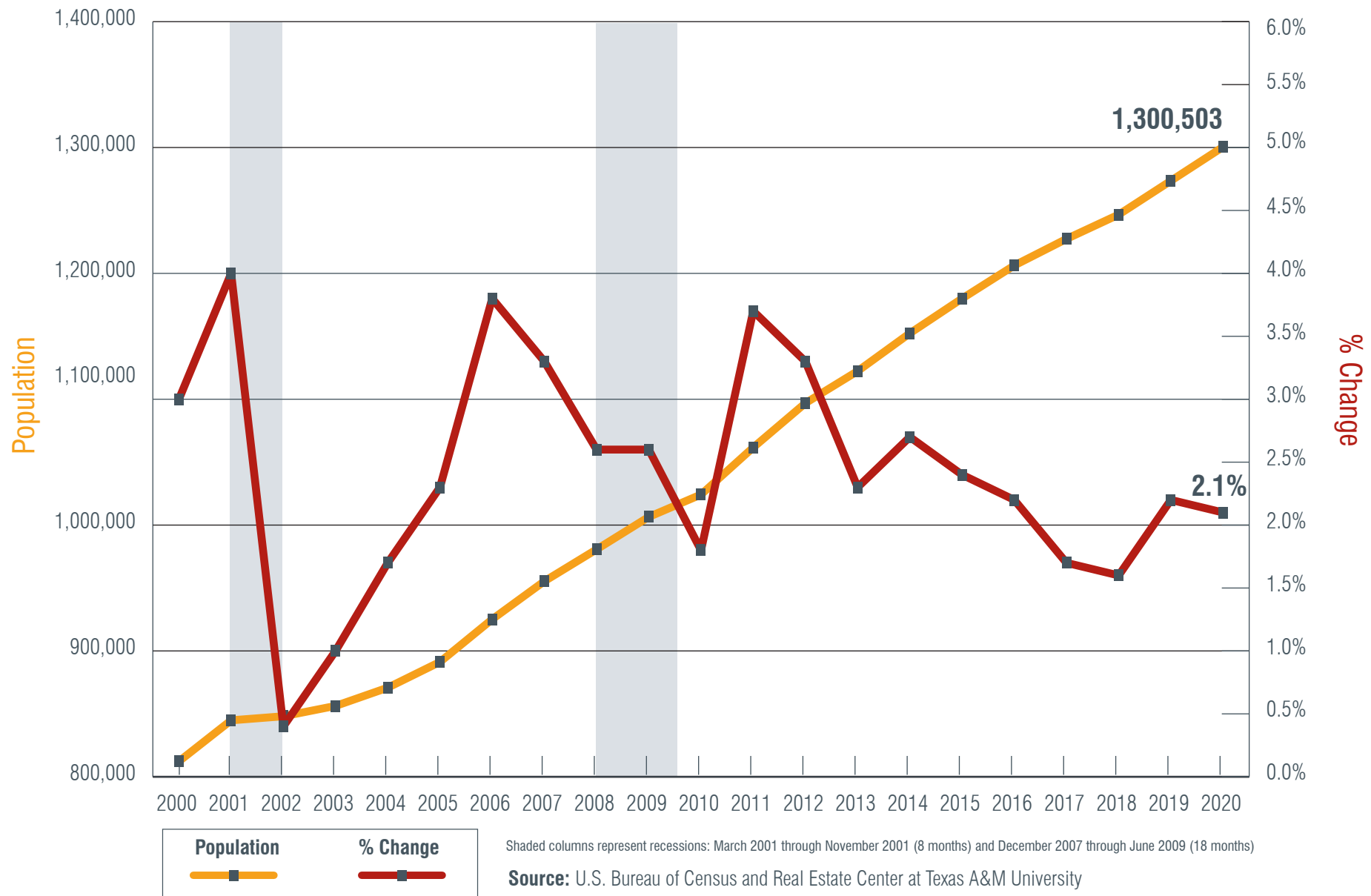
Examination of multiple historical indices that often predict future economic performance. Economic analysis by multiple experts.

Indices:

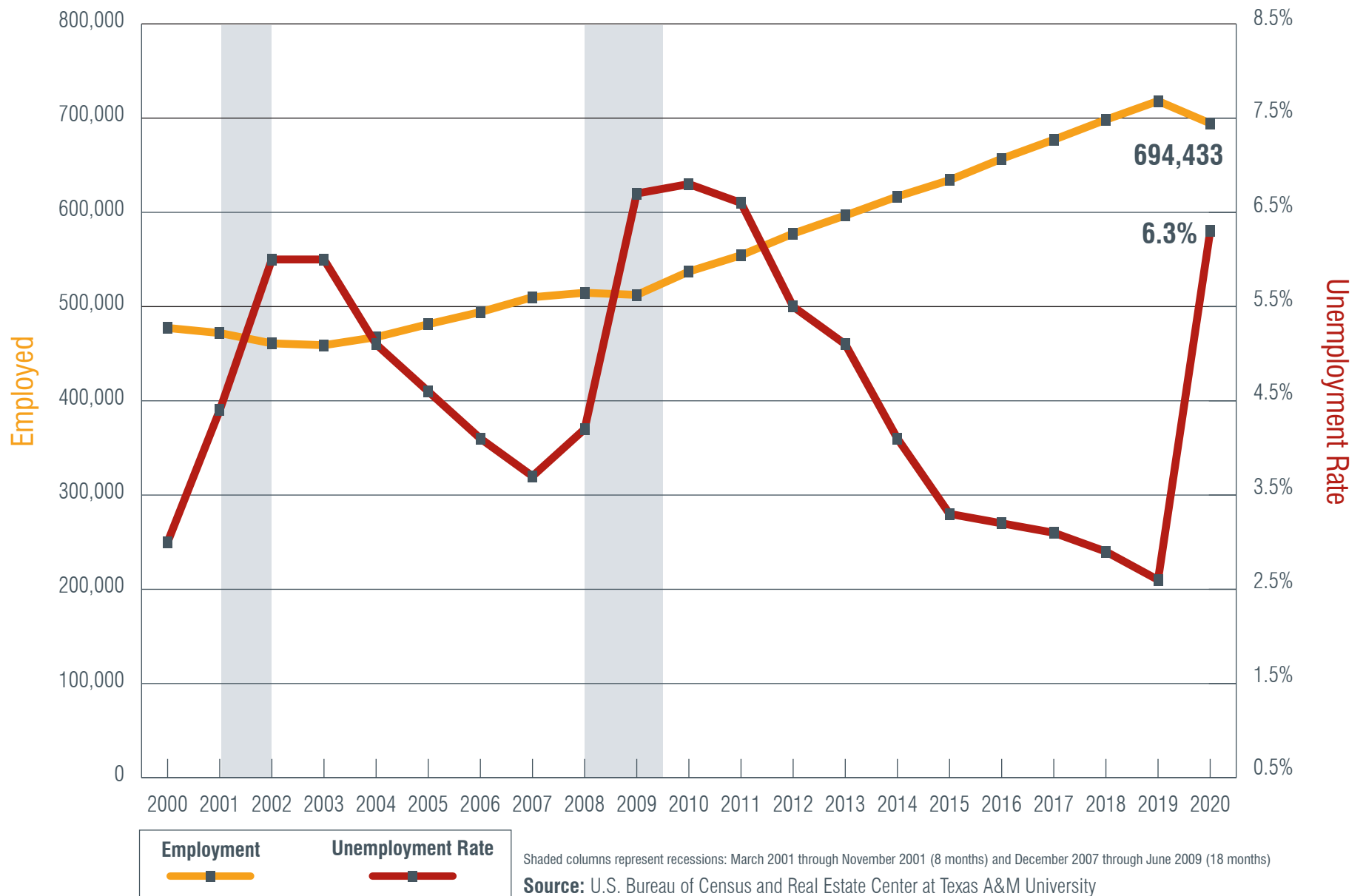
- Population Index
- Building Permits
- Employment/Unemployment Index
- Residential Housing Activity



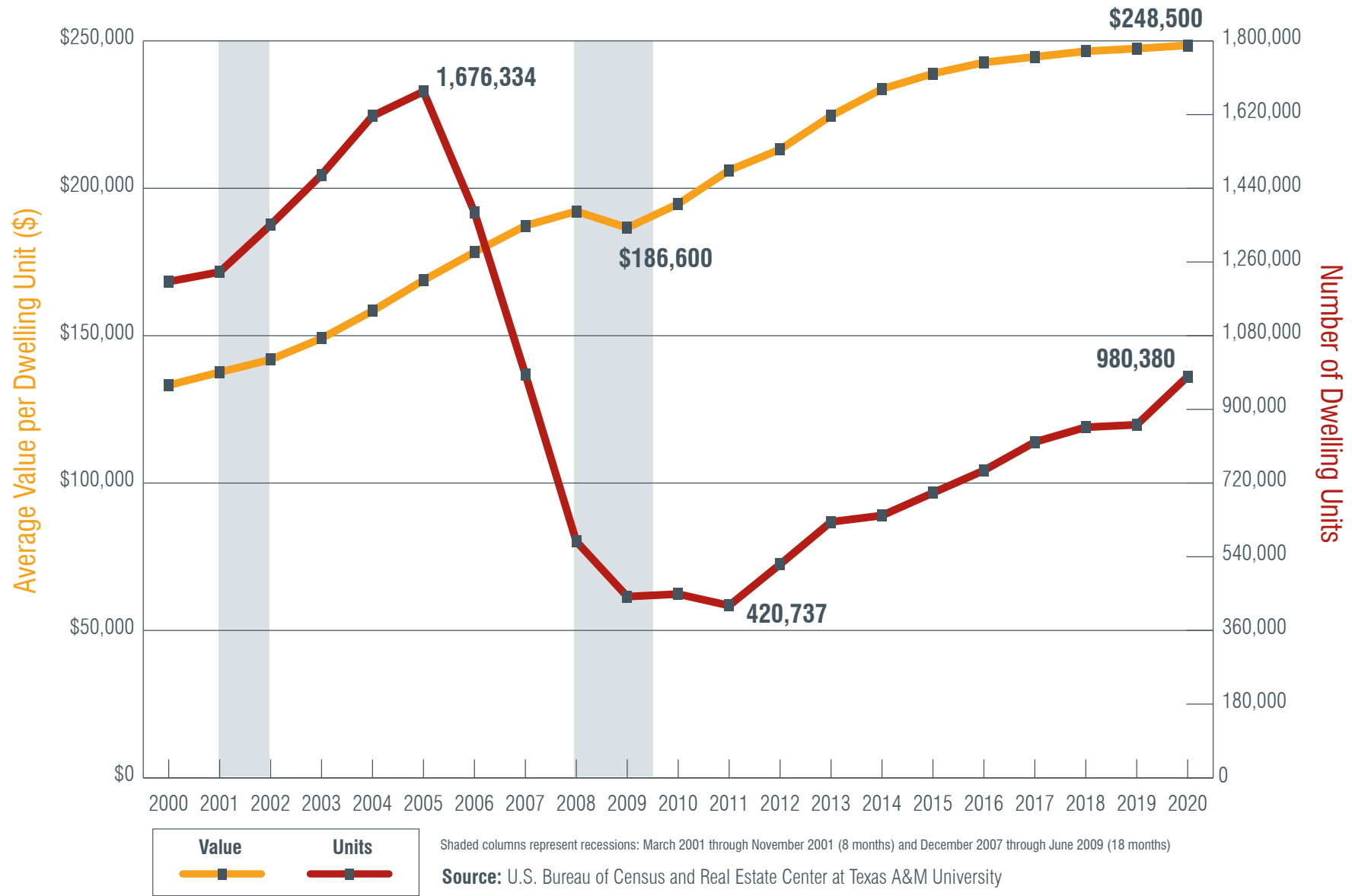
Travis County – Population Index



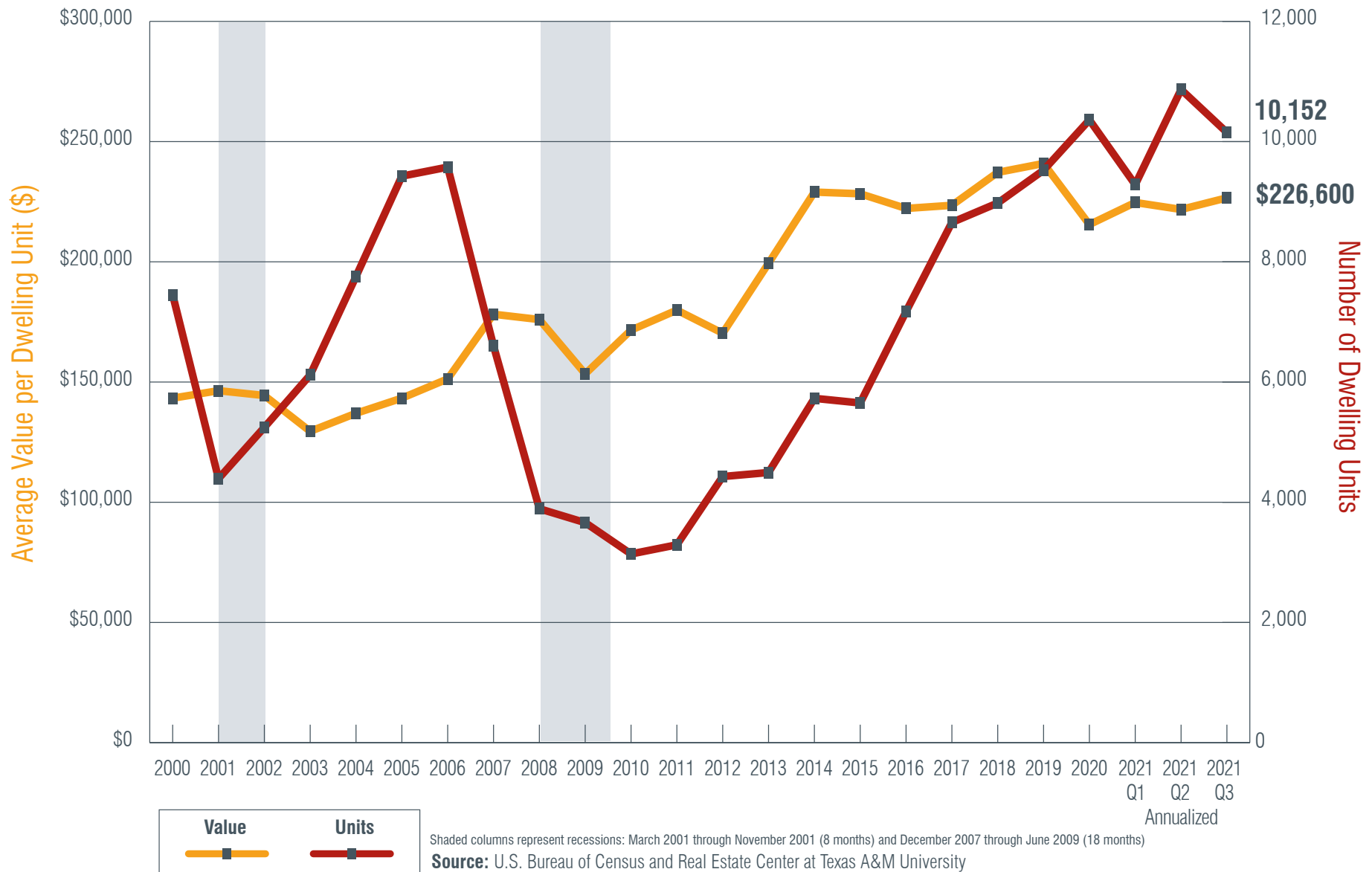
Travis County – Employment/Unemployment



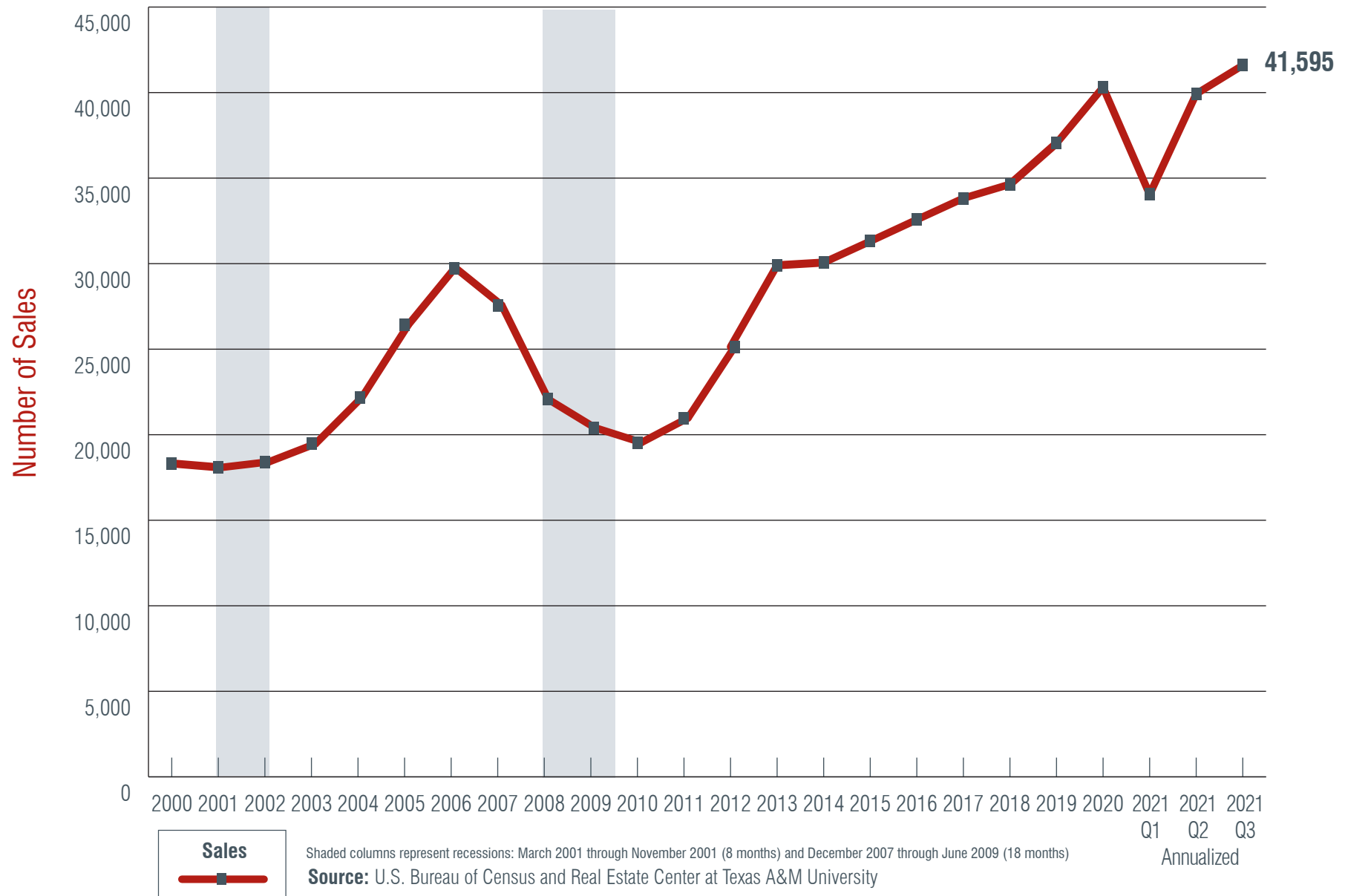
United States – Single-Family Building Permits



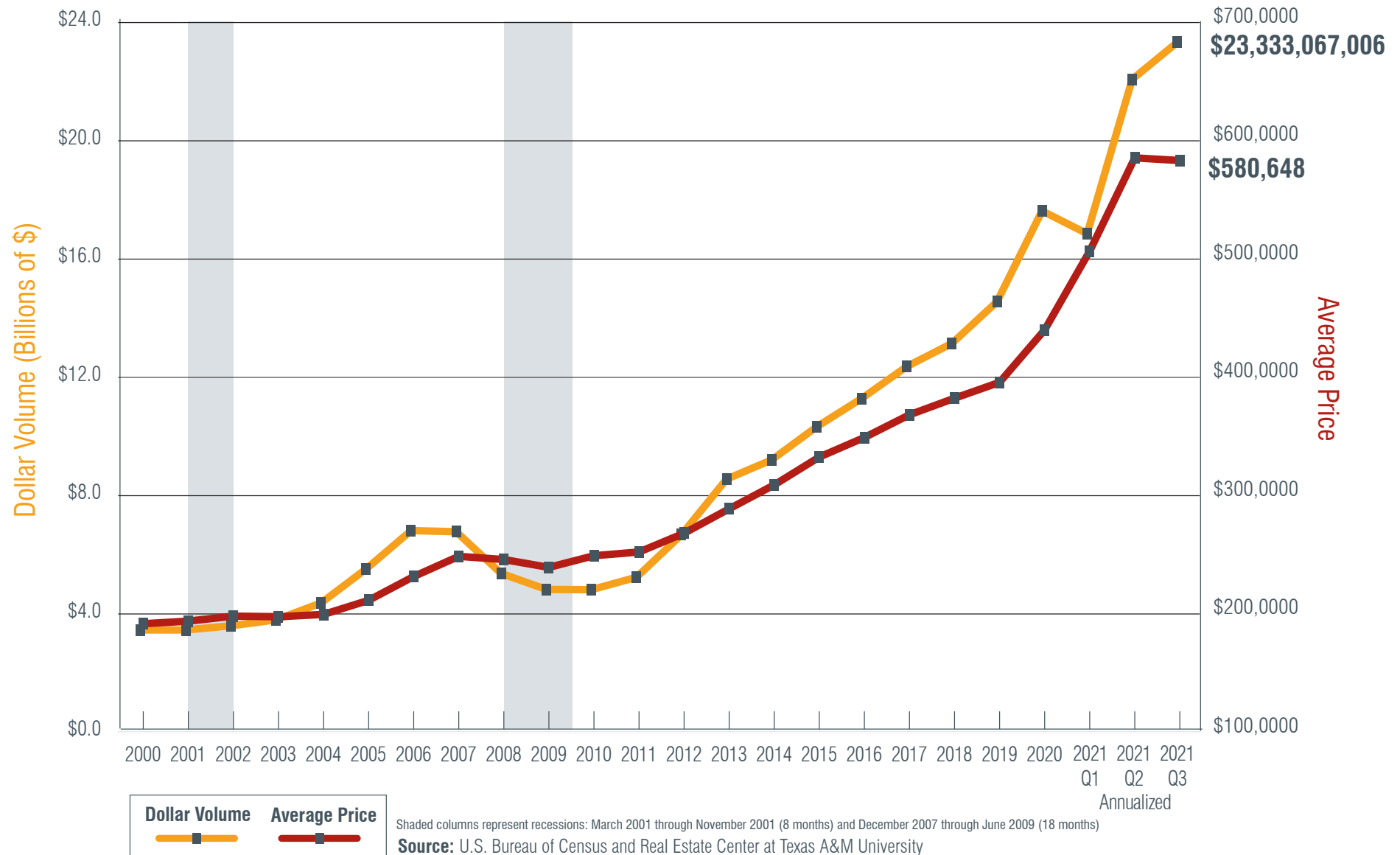
Travis County – Single-Family Building Permits



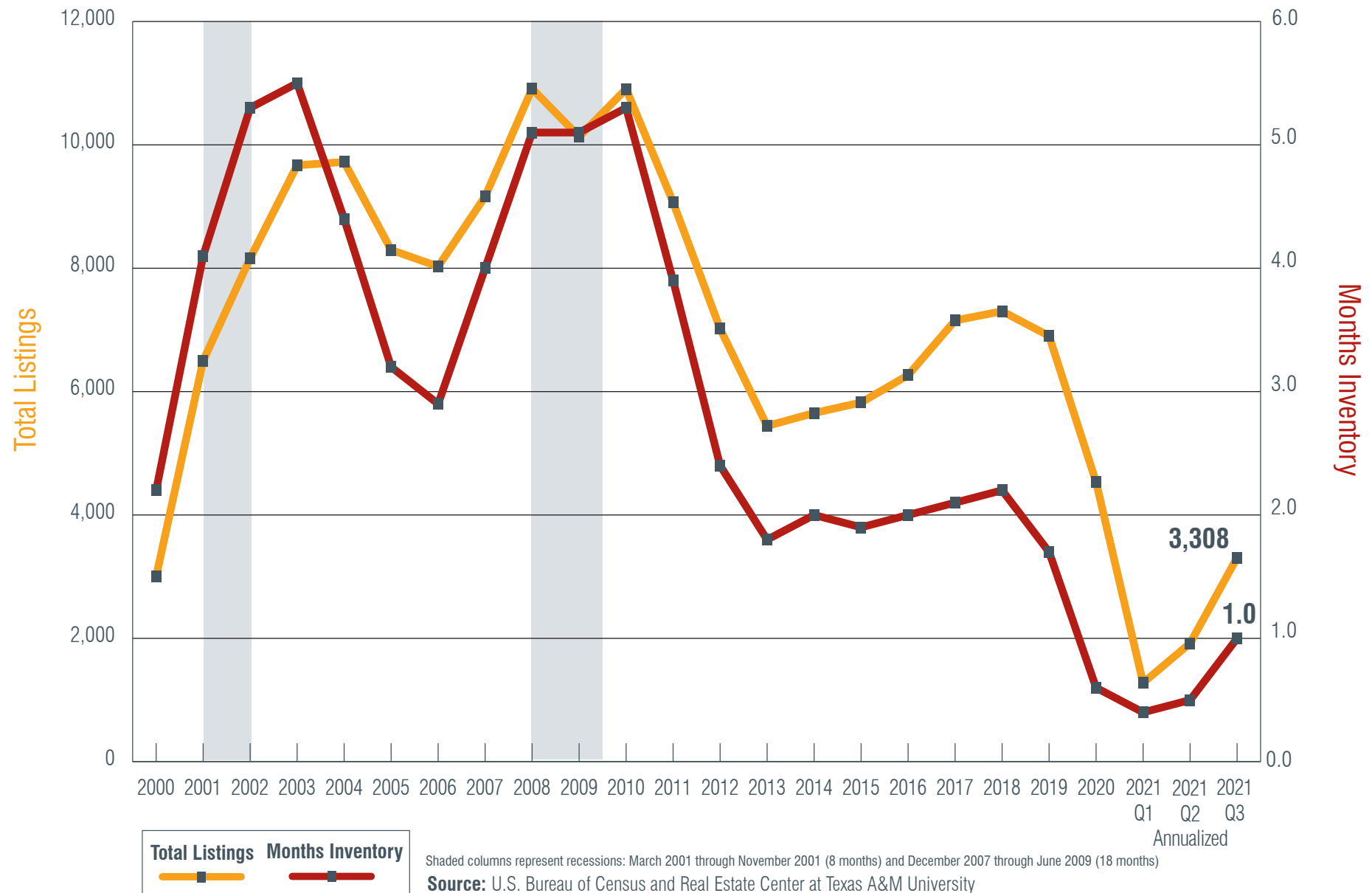
Austin MLS – Annual Sales



Austin MLS – Dollar Volume & Average Price of Residential Housing



Austin MLS – Total Listings & Inventory for Residential Housing



Expert Opinions:

- **Angelou Economics “2020-2021 Economic Update & Forecast”**
 - “In 2021 Texas added 56,600 jobs and has added jobs 17 of the last 18 months. In 2021 total annual non-farm employment was at 12,965,800 jobs, up 615,200 jobs from 2020. Average price of a home in October 2021 was \$565,134 with the median price of a home in September 2021 landing at \$455,000. The highest percentage of residential price distribution through October 2021 was from \$300,000-\$750,000 at 75.3%. Current challenges the Texas economy still faces are COVID-19 variants, federal and state legislation and tax policy, high debt burden and inflation.
- **Real Estate Center at Texas A&M University “2021 Mid-Year Texas Housing & Economic Outlook” August 2021**
 - “The economic recovery continues due to increasing COVID-19 vaccination rates that have allowed the reopening of the economy. For the rest of 2021, the housing market will continue to be characterized by strong demand with low inventories accompanied by strong price growth. Given the steep increase in home prices during the year, some households found themselves priced out of the market. New home construction is projected to grow in 2022 as the pandemic housing market frenzy dissipates and the market stabilizes toward a more sustainable long-run path. Economic growth and demographic trends, such as aging millennials and out-of-state migration, will help drive Texas housing demand in the remainder of 2021 and into 2022. Mortgage rates could be somewhat higher in 2022 than 2021 because of changes in the Fed’s monetary policy and because of inflationary pressures. Affordability will continue to be an issue for buyers looking to purchase starter homes less than \$300,000. In some regions, it will worsen as sharp increases in land, labor and material costs make it difficult to build homes at that price range profitably.”
- **Chief Appraiser’s Certification of 2021 appraised values for Travis County Emergency Services District No. 6, July 20, 2021, Marya Crigler “Net Taxable Value . . . \$18,905,316,550” (Please see appendix)**
- **Chief Appraiser Estimates next five years, July 29, 2021 (Note 2022 appraised values and resulting property taxes processed in fiscal 2023)**
 - 2022: +8.5%
 - 2023: +7.5%
 - 2024: +6.0%
 - 2025: +6.0%
 - 2026: +5.5%

(Please see appendix)



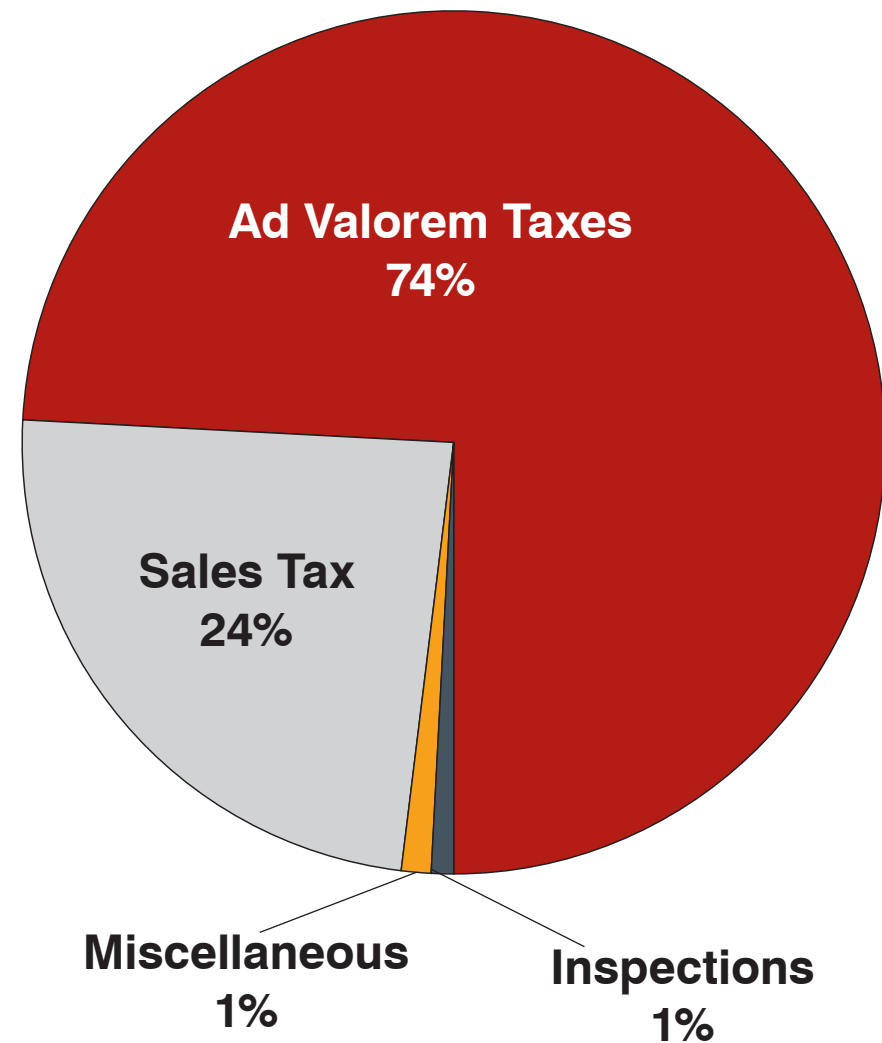
IV. Funding and Revenue Sources

Revenue Sources: Fiscal Year 2022

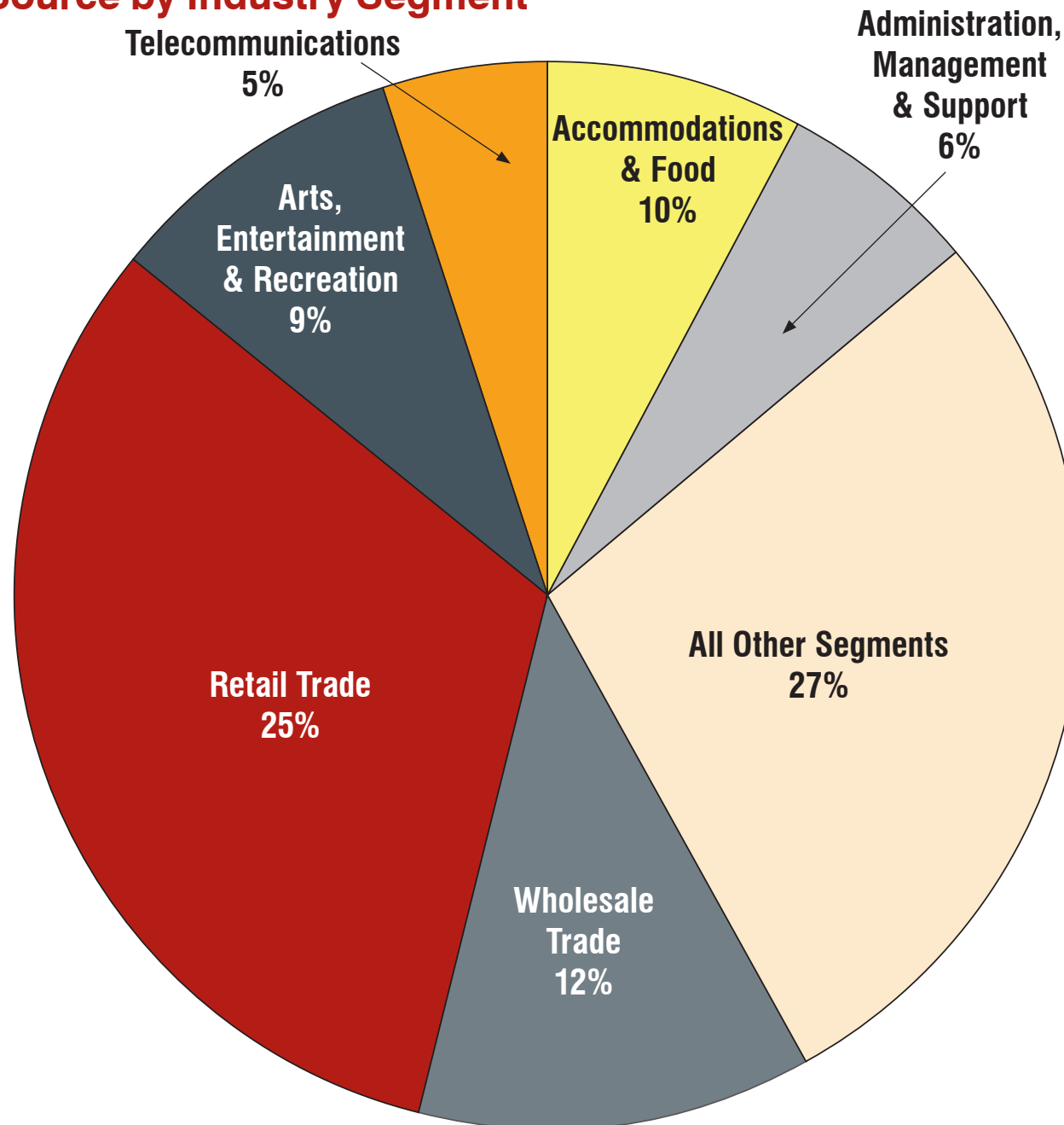
Revenue Source	%	Remarks
Ad Valorem Taxes	74%	Ad Valorem tax revenue: current & prior year, debt, penalties & interest.
Sales Tax	24%	Sales tax revenue: 1% from unincorporated areas North of dam and Village of the Hills, and 1 3/4% from unincorporated areas South of the dam.
Inspections/Permits	1%	Inspections and permits.
Miscellaneous	1%	Fuels mitigation and miscellaneous.



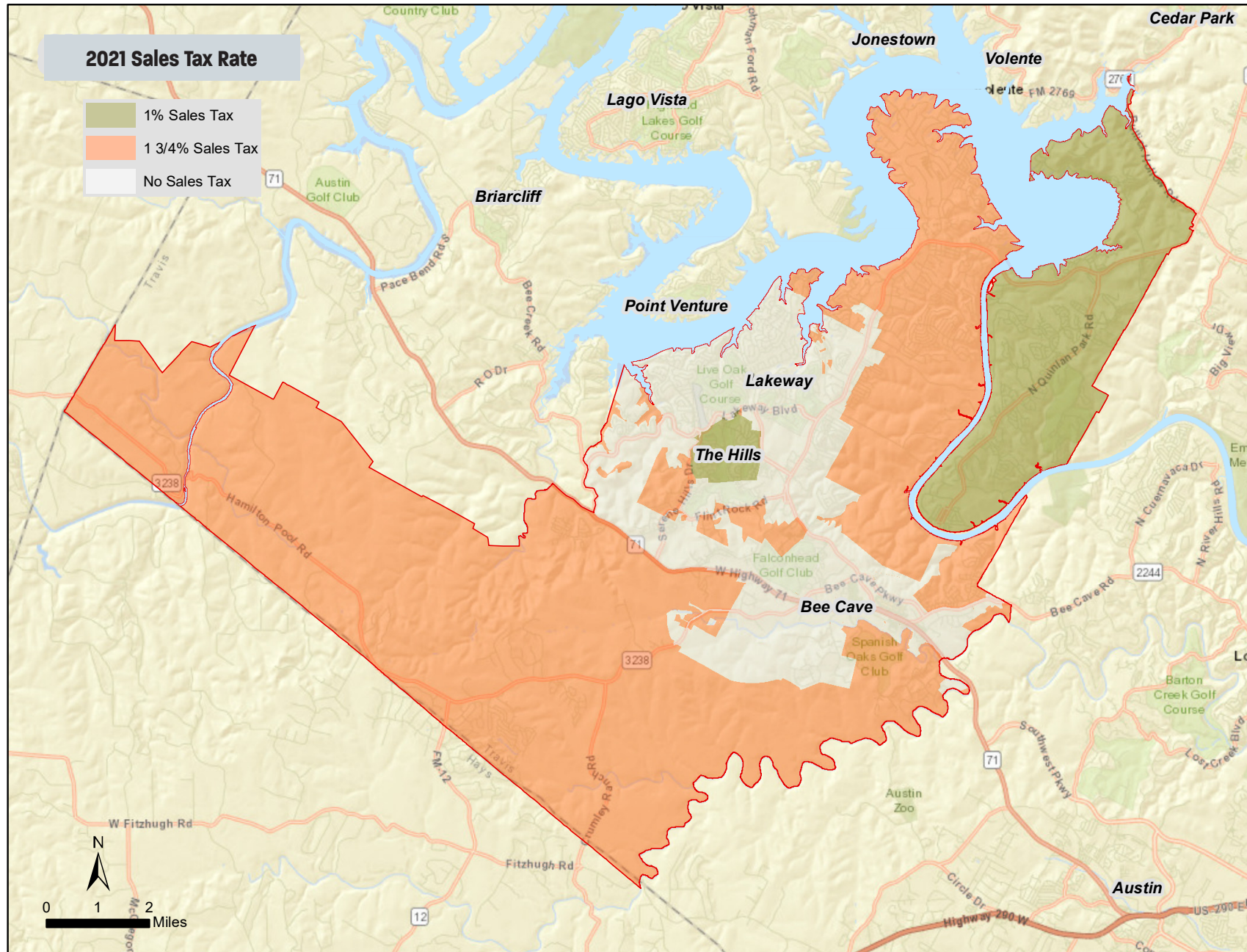
2022 Revenue by Source



Sales Tax Source by Industry Segment



ESD No. 6 Sales Tax Rate Map

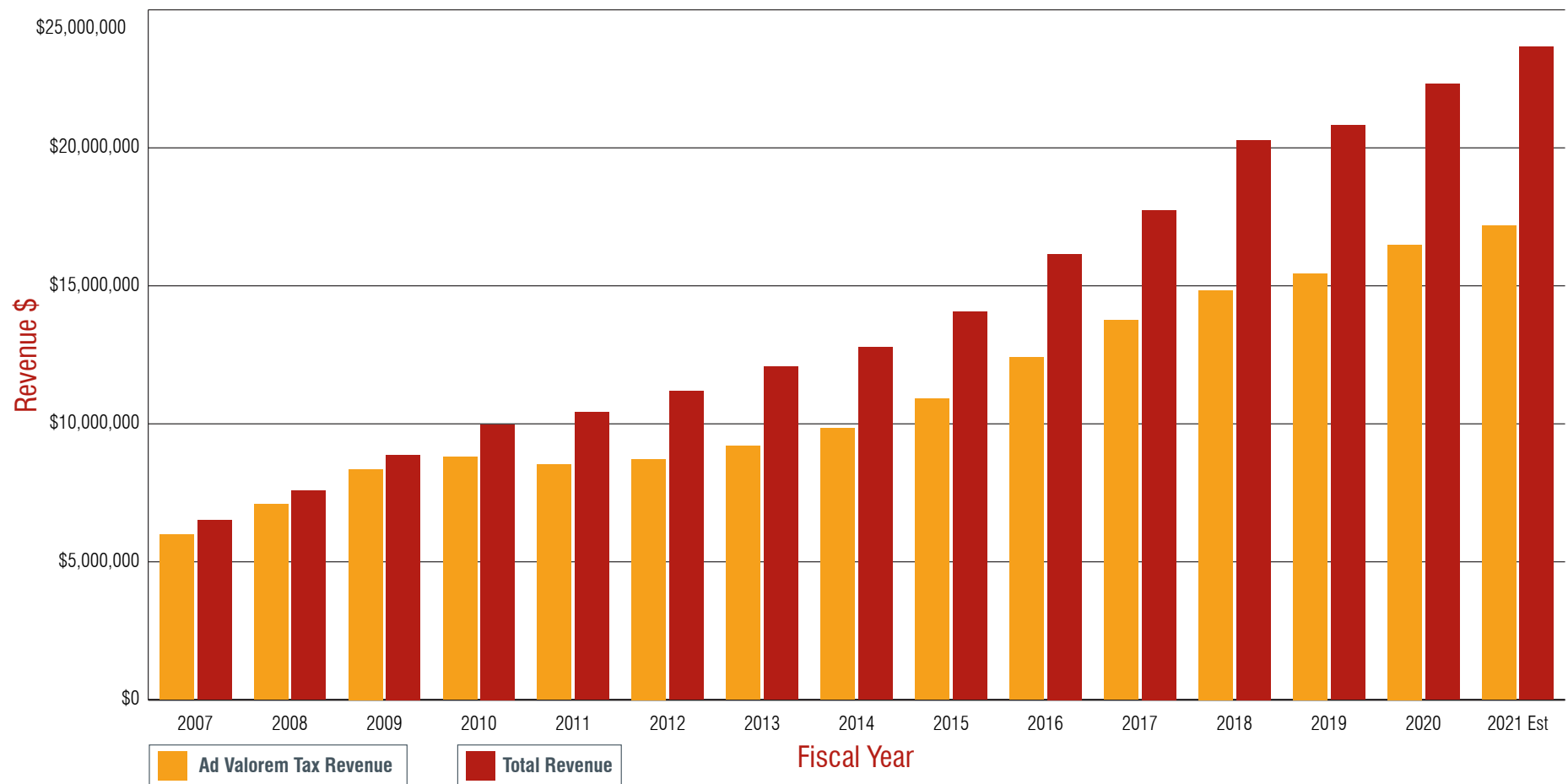


V. Revenue: Historical and Projections

Revenue Forecast Scenarios

- A. Historical Revenue
- B. Chief Tax Appraiser Revenue Model

Historical Revenue



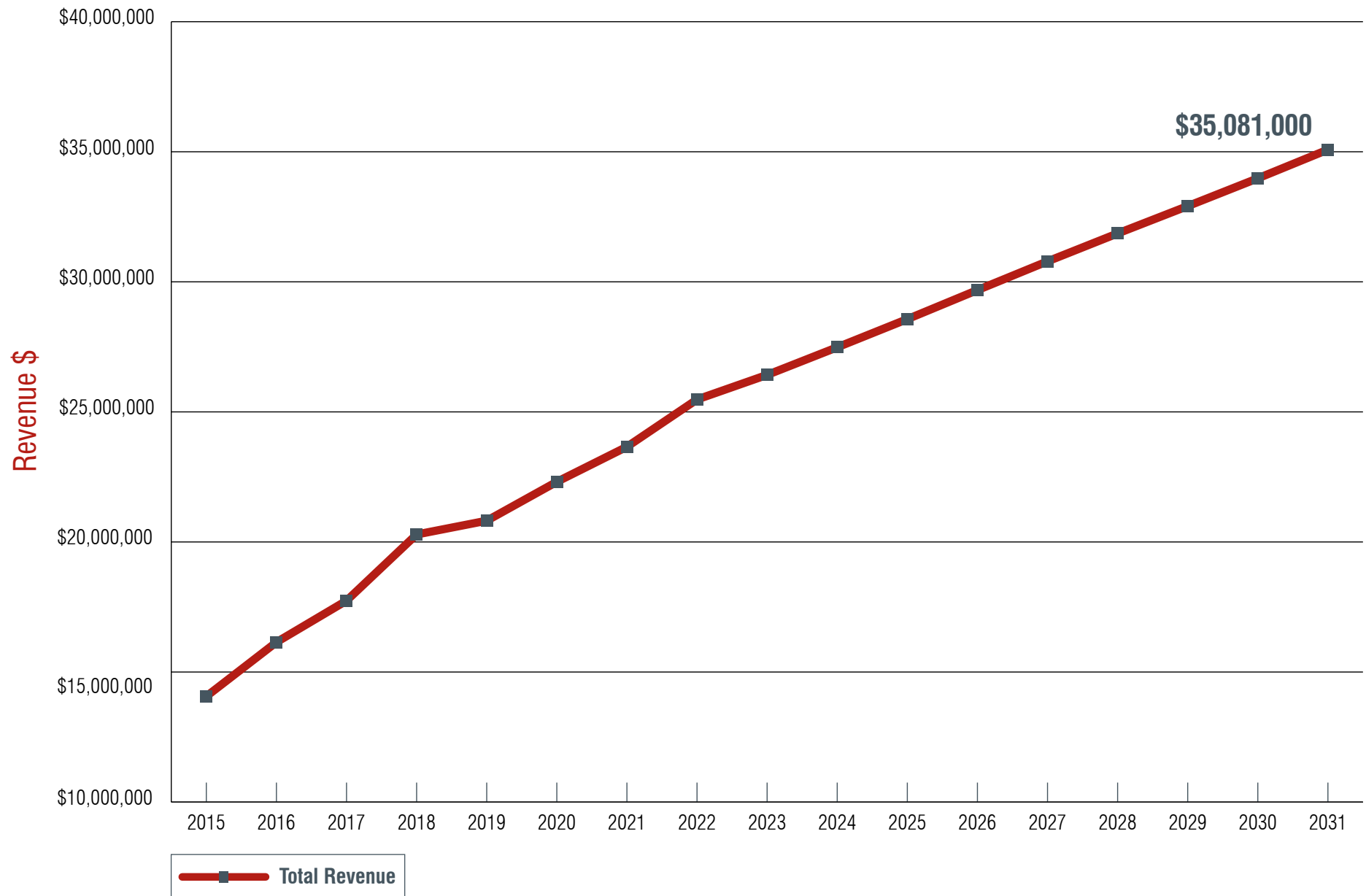
Historical Revenue

HISTORICAL REVENUE	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 est.
Ad Valorem Tax Revenue	5,981,000	7,084,000	8,361,000	8,794,000	8,519,000	8,715,000	9,192,000	9,840,000	10,911,000	12,414,000	13,749,000	14,839,000	15,447,000	16,499,000	17,174,000
P & I Tax Revenue	48,000	51,000	69,000	65,000	59,000	65,000	52,000	53,000	56,000	69,000	73,000	62,000	74,000	77,000	80,000
Sales Tax Revenue			288,000	914,000	1,633,000	2,091,000	2,263,000	2,491,000	2,711,000	3,232,000	3,290,000	3,716,000	4,088,000	5,009,000	5,862,000
Inspections	202,000	196,000	65,000	110,000	114,000	142,000	188,000	224,000	179,000	172,000	200,000	139,000	175,000	224,000	200,000
Fuels/Wildfire Mitigation							70,000	105,000	145,000	114,000	280,000	145,000	274,000	207,000	210,000
Grants						1,000	120,000	33,000	41,000	70,000	21,000				
Interest	232,000	215,000	71,000	18,000	11,000	13,000	15,000	9,000	12,000	48,000	126,000	308,000	514,000	193,000	10,000
Contributions/Misc.	29,000	16,000	9,000	24,000	47,000	155,000	169,000	12,000	10,000	27,000	3,000	1,079,000	244,000	103,000	123,000
ICProcess	6,000	16,000	17,000	18,000	4,000										
Rental Revenue	5,000	5,000		30,000	28,000										
Total Revenue	6,503,000	7,583,000	8,880,000	9,973,000	10,415,000	11,182,000	12,069,000	12,767,000	14,065,000	16,146,000	17,742,000	20,288,000	20,816,000	22,312,000	23,659,000
Ad Valorem Tax Revenue Growth % Per Year	22.7%	18.4%	18.0%	5.2%	-3.1%	2.3%	5.5%	7.0%	10.9%	13.8%	10.8%	7.9%	4.1%	6.8%	4.1%
Sales Tax Revenue Growth % Per Year				217.4%	78.7%	28.0%	8.2%	10.1%	8.8%	19.2%	1.8%	12.9%	10.0%	22.5%	17.0%
Total Revenue Growth % Per Year	22.4%	16.6%	17.1%	12.3%	4.4%	7.4%	7.9%	5.8%	10.2%	14.8%	9.9%	14.4%	2.6%	7.2%	6.0%

Footnotes:

- 1) Fiscal Years represented by Year Ending Date (i.e.: Fiscal 2007 = October 2006 - September 2007)
- 2) Ad valorem tax rate increased from 8 cents to 10 cents in 1999
- 3) Shaded columns represent recession: December 2007 through June 2009 (18 months)

Chief Tax Appraiser – Revenue Model



Chief Tax Appraiser Revenue Model

Revenue Category	2015	2016	2017	2018	2019	2020	2021 est	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Ad Valorem Tax Revenue	10,911,000	12,414,000	13,749,000	14,839,000	15,447,000	16,499,000	17,174,000	18,786,000	19,631,000	20,495,000	21,376,000	22,284,000	23,175,000	24,044,000	24,886,000	25,757,000	26,658,000
P & I Tax Revenue	56,000	69,000	73,000	62,000	74,000	77,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Sales Tax	2,711,000	3,232,000	3,290,000	3,716,000	4,088,000	5,009,000	5,862,000	6,038,000	6,219,000	6,406,000	6,598,000	6,796,000	7,000,000	7,193,000	7,391,000	7,576,000	7,765,000
Inspections	179,000	172,000	200,000	139,000	175,000	224,000	200,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000	228,000	235,000
Fuels/Wildfire Mitigation	145,000	114,000	280,000	145,000	274,000	207,000	210,000	290,000	293,000	296,000	299,000	302,000	305,000	308,000	311,000	314,000	317,000
Grants	41,000	70,000	21,000														
Interest	12,000	48,000	126,000	308,000	514,000	193,000	10,000	10,000	11,000	12,000	13,000	14,000	15,000	17,000	19,000	21,000	23,000
Contributions/Misc.	10,000	27,000	3,000	1,079,000	244,000	103,000	123,000	93,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Total Revenue	14,065,000	16,146,000	17,742,000	20,288,000	20,816,000	22,312,000	23,659,000	25,477,000	26,422,000	27,483,000	28,566,000	29,682,000	30,787,000	31,860,000	32,911,000	33,979,000	35,081,000
Ad Valorem Tax Revenue Growth % Per Year	10.9%	13.8%	10.8%	7.9%	4.1%	6.8%	4.1%	9.4%	4.5%	4.4%	4.3%	4.2%	4.0%	3.7%	3.5%	3.5%	3.5%
Sales Tax Revenue Growth % Per Year	8.8%	19.2%	1.8%	12.9%	10.0%	22.5%	17.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.8%	2.8%	2.5%	2.5%
Total Revenue Growth % Per Year	10.2%	14.8%	9.9%	14.4%	2.6%	7.2%	6.0%	7.7%	3.7%	4.0%	3.9%	3.9%	3.7%	3.5%	3.3%	3.2%	3.2%
								1.a.b.	2.a.b.	3.a.b.	4.a.b.	5.a.b.	6.a.b.	7.a.b.	8.a.b.	9.a.b.	10.a.b.

Footnotes:

1.a) Fiscal 2022 Ad Valorem: Chief Appraiser's Certified Net Taxable Value (7/20/21): Taxable Value = (\$18,905,316,550 / 100 X \$0.10) X 99% (Court appeals, etc.) = \$18,716,263 + \$70,000 (prior years) = \$18,786,263 (including debt service).

1.b) Fiscal 2022 Sales Tax: Economic Estimate = +3.0%

2.a) Fiscal 2023 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +8.5%. Note 2022 taxable values & resulting property taxes due 1/31/23 (Fiscal 2023)

2.b) Fiscal 2023 Sales Tax: Economic Estimate = +3.0%

3.a) Fiscal 2024 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +7.5%. Note: 2023 taxable values & resulting property taxes due 1/31/24 (Fiscal 2024)

3.b) Fiscal 2024 Sales Tax: Economic Estimate = +3.0%

4.a) Fiscal 2025 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +6.0%. Note: 2024 taxable values & resulting property taxes due 1/31/25 (Fiscal 2025)

4.b) Fiscal 2025 Sales Tax: Economic Estimate = +3.0%

5.a) Fiscal 2026 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +6.0%. Note: 2025 taxable values & resulting property taxes due 1/31/26 (Fiscal 2026)

5.b) Fiscal 2026 Sales Tax: Economic Estimate = +3.0%

6.a) Fiscal 2027 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +5.5%. Note: 2026 taxable values & resulting property taxes due 1/31/27 (Fiscal 2027)

6.b) Fiscal 2027 Sales Tax: Economic Estimate = +3.0%

7.a) Fiscal 2028 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +5.5%. Note: 2027 taxable values & resulting property taxes due 1/31/28 (Fiscal 2028)

7.b) Fiscal 2028 Sales Tax: Economic Estimate = +2.75%

8.a) Fiscal 2029 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +4.5%. Note: 2028 taxable values & resulting property taxes due 1/31/29 (Fiscal 2029)

8.b) Fiscal 2029 Sales Tax: Economic Estimate = +2.75%

9.a) Fiscal 2030 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +4.0%. Note: 2029 taxable values & resulting property taxes due 1/31/30 (Fiscal 2030)

9.b) Fiscal 2030 Sales Tax: Economic Estimate = +2.5%

10.a) Fiscal 2031 Ad Valorem: Chief Appraiser's Estimate (7/29/21) = +4.0%. Note: 2030 taxable values & resulting property taxes due 1/31/31 (Fiscal 2031)

10.b) Fiscal 2031 Sales Tax: Economic Estimate = +2.5%

VI. Capital Improvement Plan

I. Capital Improvement Plan (CIP)

- A. The CIP is a 10-year plan that forecasts spending for all anticipated capital projects. Included in the CIP is the Capital Budget, which represents only the first year of the CIP. The CIP outlines the District's long range capital improvement objectives and priorities.
- B. The CIP along with the District's 10-year Financial Plan are presented to the Board each year for Board approval of the new fiscal year's Capital Budget and Reserve Allocations.

II. Financing: “Pay as you Go” (PAYGO)

- A. Consider as first option for Capital Projects, if current revenues are available to permit PAYGO.
- B. All Capital Projects under \$100,000.
- C. If Capital Project phasing could allow PAYGO over time without debt.
- D. If Market conditions are unstable or the project presents marketing difficulties.

III. Financing: Debt

- A. Consider as second option for Capital Projects, if current revenues are available to permit PAYGO.
- B. Only if Capital Project is over \$100,000.
- C. Only if service life exceeds the term of financing.
- D. Not to be used for current operating and infrastructure maintenance expenditures, unless emergency.
- E. To maintain or improve its sound fiscal condition and Aa3 debt rating, the District will limit the amount of debt it will issue and its annual debt service expenses in accordance with the industry guidelines listed below:
 - a. Ratio of Debt Service to Total Revenue: 12% – 16%.
 - b. Ratio of Net Debt to Total Assessed Valuation: <1.5%.
 - c. Ratio of Unrestricted Fund Balance to Operating Expense: >25%.
 - d. Ratio of Unrestricted Fund Balance to Total Net Debt: >25%.

Capital Improvement Plan (CIP)

Bonds/Financing: New Debt Service	Years	Estimated Cost	Type	Rate/ \$1M	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Bonds (New)														
A		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Bonds (New)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financing (New)														
New Facilities & Land (Financing)														
A	10	\$0	Financing	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B	15	\$0	Financing	\$95,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C	20	\$0	Financing	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal New Facilities & Land (Financing)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Apparatus (Financing)														
A Engine (Replace 2004 Sutphen, E603-3022, Refrb FY16)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
B Engine (Replace 2009 Spartan Crimson, E604-0893)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
D Engine (Replace 2001 Spartan/Precision, E607-7469, Refrb FY18)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,000	\$128,000	\$128,000
E Engine (Replace 2001 Spartan/Precision, E608-7468, Refrb FY18)	7	\$750,000	Financing	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,000	\$128,000	\$128,000
Subtotal New Apparatus (Financing)		\$3,000,000			\$0	\$0	\$128,000	\$128,000	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000	\$512,000
New Miscellaneous (Financing)														
A		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal New Miscellaneous (Financing)		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$3,000,000			\$0	\$0	\$128,000	\$128,000	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000	\$512,000

Pay As You Go (CIP)

Pay As You Go (New) – CIP	#/ Life	Estimated Cost	Type	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Pay As You Go (PAG)													
Facilities & Land (PAG)													
A Station 620 Central Plot (\$250K X 3 acres)		\$750,000	PAG	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Helipad at Station 606	20	\$100,000	PAG	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C Generators (FY22:605)	4+	\$30,000	PAG	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D Training Facility		\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Facilities & Land		\$880,000		\$850,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refurbished Apparatus (PAG)													
A Engine (Refrb 2009 Spartan Crimson, E604-0893); +10 yrs	10	\$400,000	PAG	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0
B Quint (Refrb 2009 Pierce Velocity 105', Q605-0089); +10 yrs	10	\$400,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0
C Engine (Refrb 2017 Sutphen, E606-3144); +10 yrs	10	\$600,000	PAG	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0
D Engine (Refrb 2019 Sutphen, E601-3174); +10 yrs (FY31)	10	\$600,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E Quint (Refrb 2015 Sutphen 75', Q603-3062); +10 yrs (FY33)	10	\$600,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	\$0
Subtotal PAG Refurbished Apparatus		\$2,600,000		\$0	\$0	\$0	\$600,000	\$0	\$400,000	\$0	\$400,000	\$600,000	\$0
New Apparatus (PAG)													
A Engine (Replace 2004 Sutphen, E602-3015, Refrb FY17)	10	\$775,000	PAG	\$775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B SUV-Med, Tahoe/Explorer (COM: FY29, FMO:FY30)	10	\$50,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$0
C P/U F-150 4X4 (COM: FY22; INV: FY22,23,25,29; WF: FY30)	10	\$55,000	PAG	\$110,000	\$55,000	\$0	\$55,000	\$0	\$0	\$0	\$55,000	\$55,000	\$0
D P/U F-350 4X4 D (SUP: FY22,35; WF: FY26,27)	10	\$60,000	PAG	\$60,000	\$0	\$0	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$0
E P/U F-350 4X4 D Cap (INV: FY22)	10	\$102,000	PAG	\$102,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F P/U F-350 4X4 D Cap (BAT: FY22,26; SQD: FY22)	10	\$100,000	PAG	\$200,000	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
G Brush Trucks, F-550 (FY22,28,35,36,37)	15	\$160,000	PAG	\$160,000	\$0	\$0	\$0	\$0	\$0	\$160,000	\$0	\$0	\$0
H Pierce F-550 (OST: FY23)	12	\$200,000	PAG	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
I Pierce F-550 SAR (FY35)	15	\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
J Passenger Van, F-350 (SUP: FY30)	10	\$50,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0
K International 4400 (SUP: FY30)	10	\$150,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0
L Fire Rescue Boat 601 (FY31)	20	\$300,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
M Emergency Response Inflatable Rescue Boat (ERB/RIB) (FY30)	10	\$30,000	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0
N Rehabilitation Vehicle (FY32)	15	\$0	PAG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
O Polaris Ranger 800 (WF: FY24; Ops: FY24,24)	10	\$30,000	PAG	\$0	\$0	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal PAG New Apparatus		\$2,062,000		\$1,407,000	\$255,000	\$90,000	\$55,000	\$160,000	\$60,000	\$160,000	\$105,000	\$335,000	\$300,000
New Miscellaneous (PAG)													
A Mobile Radios-APX 7500+ (5 yr life, 24, \$6K); FY22: 2X\$6K	5	\$6,000	PAG	\$12,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
B MDC-Mobile Digital Communicators (3 yr life, 24, \$5K); FY22: 0X\$5K	3	\$5,000	PAG	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
C 800 MHZ-Handheld (5 yr life, 50, \$9K); FY22: 4X\$9K	4	\$9,000	PAG	\$36,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
D SCBAs; FY22: 4X\$8K	10	\$8,000	PAG	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E SCBA Fill Station at Station 606		\$56,000	PAG	\$56,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F Training trailer		\$60,000	PAG	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G Excavator		\$70,000	PAG	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
H Unspecified Misc (FY14-22=\$100K)			PAG	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal PAG New Miscellaneous		\$214,000		\$366,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
Total New Pay As You (PAG)		\$5,756,000		\$2,623,000	\$530,000	\$335,000	\$900,000	\$405,000	\$705,000	\$405,000	\$750,000	\$1,180,000	\$545,000

Capital Improvement Plan (CIP)

SUMMARY	Years	Estimated Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
New Debt Service Summary												
Total Bonds (New)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Financing (New)		\$3,000,000	\$0	\$0	\$128,000	\$128,000	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000	\$512,000
Total New Debt Service		\$3,000,000	\$0	\$0	\$128,000	\$128,000	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000	\$512,000
Existing Debt Service Summary												
Existing Bonds												
Series 2013 (Refunding Bonds) - final payment 3/1/2028	15	\$2,075,000	\$504,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0	\$0
Series 2003 & 2008 (Refunded above)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Existing Bonds		\$2,075,000	\$504,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0	\$0
Existing Financing												
Quint - (Early payoff March 2014)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Existing Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Existing Debt Service		\$2,075,000	\$504,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0	\$0
TOTAL NEW & EXISTING DEBT SERVICE		\$5,075,000	\$504,000	\$497,000	\$372,000	\$372,000	\$500,000	\$499,000	\$499,000	\$512,000	\$512,000	\$512,000
TOTAL NEW PAY AS YOU GO (PAG)			\$2,623,000	\$530,000	\$335,000	\$900,000	\$405,000	\$705,000	\$405,000	\$750,000	\$1,180,000	\$545,000
TOTAL CAPITAL IMPROVEMENT			\$3,127,000	\$1,027,000	\$707,000	\$1,272,000	\$905,000	\$1,204,000	\$904,000	\$1,262,000	\$1,692,000	\$1,057,000

VII. Revenue/Expenditures/Balance

Expenditures

A. Base Budget (prior year costs)

- Maintain funding to meet current service levels
- Zero Base Budget

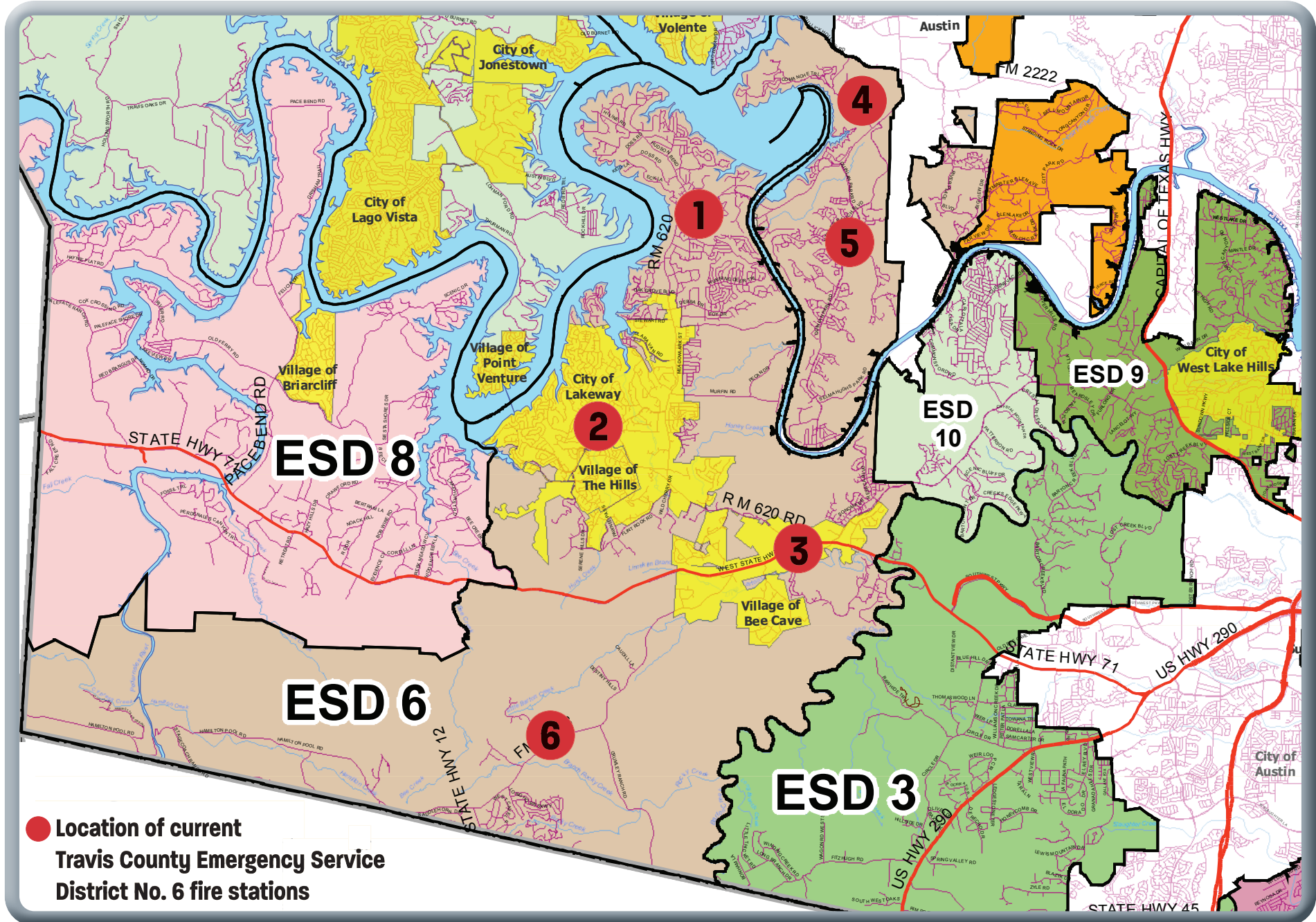
B. Cost Drivers (additional costs)

- Payroll Expense:
 1. CBA: 3-year Agreement (October 1, 2021 through September 30, 2024)
 2. Non-Collective Bargaining Employees: Follow Performance Evaluation and Salary Administration Policy.
- Inflationary pressures on remaining budgeted line items.

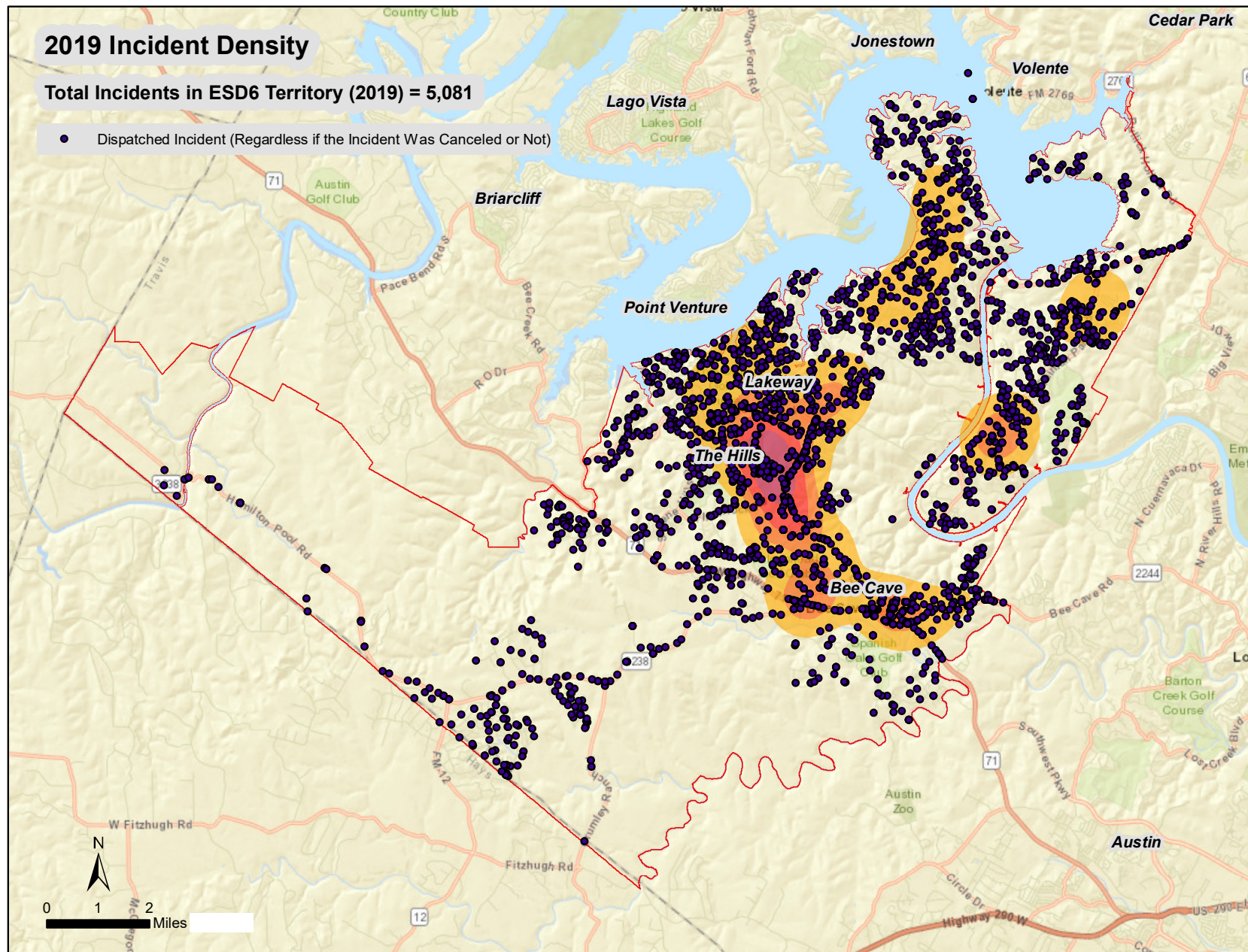
C. FY 2022 Core Service Increases (Strategic Service Goals)

- New: Training Battalion Chief
- Continued: Fuels Management Program
- Continued: Assistant Fire Chief
- Continued: 4 Firefighters/Shift at all 6 Stations
- Continued: 2nd Battalion Chief Supervising 24/7 (North/South)
- Continued: 1 Captain vs. Lieutenant at 2 Stations
- Continued: 2 Additional Fire Inspectors – Lieutenant, Engineer
- Continued: ALS Squad/Brush Truck Demand Unit
- Continued: EMS Training Coordinator
- Continued: Training Administrative Position
- Continued: Logistics Assistant

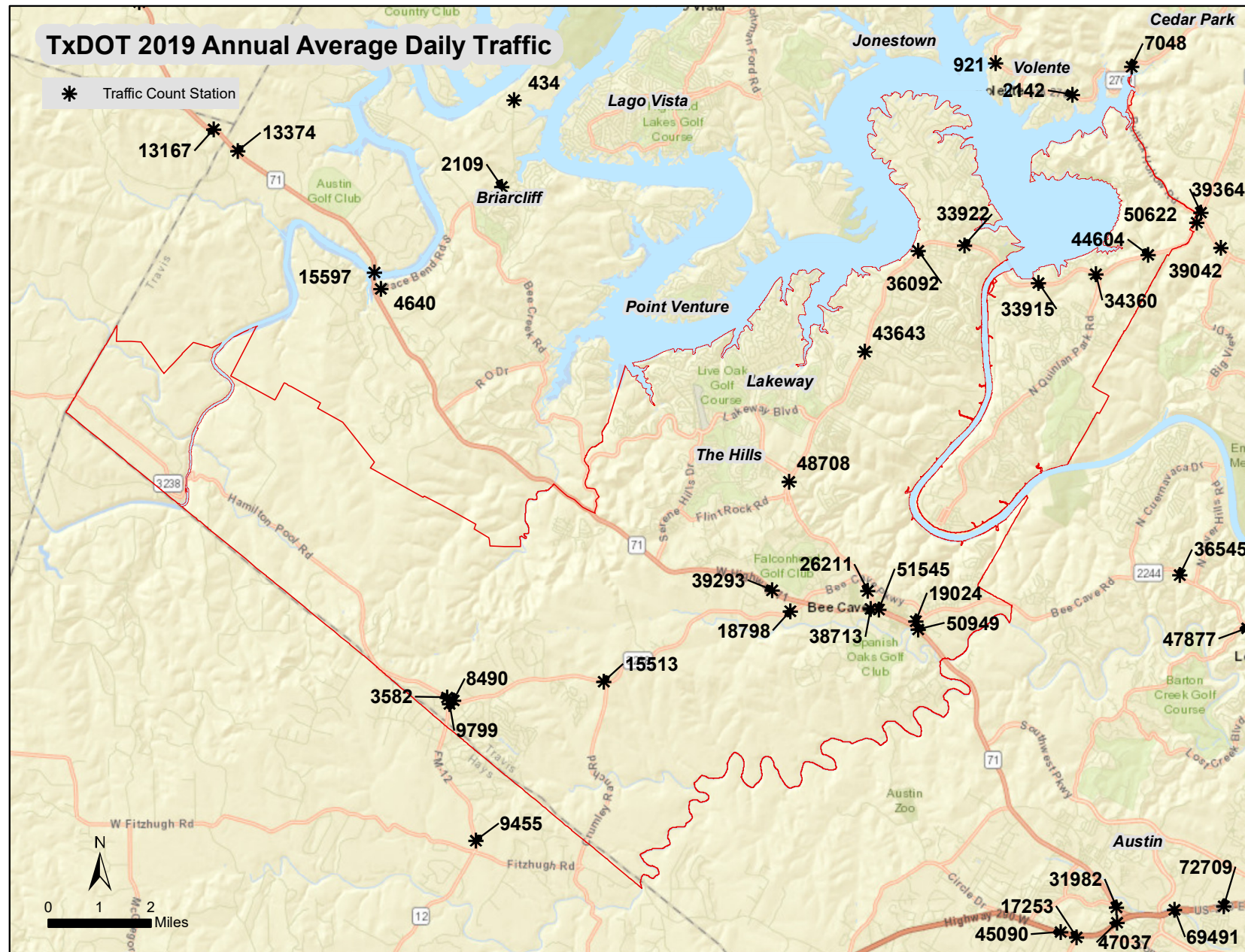




2019 Incident Density







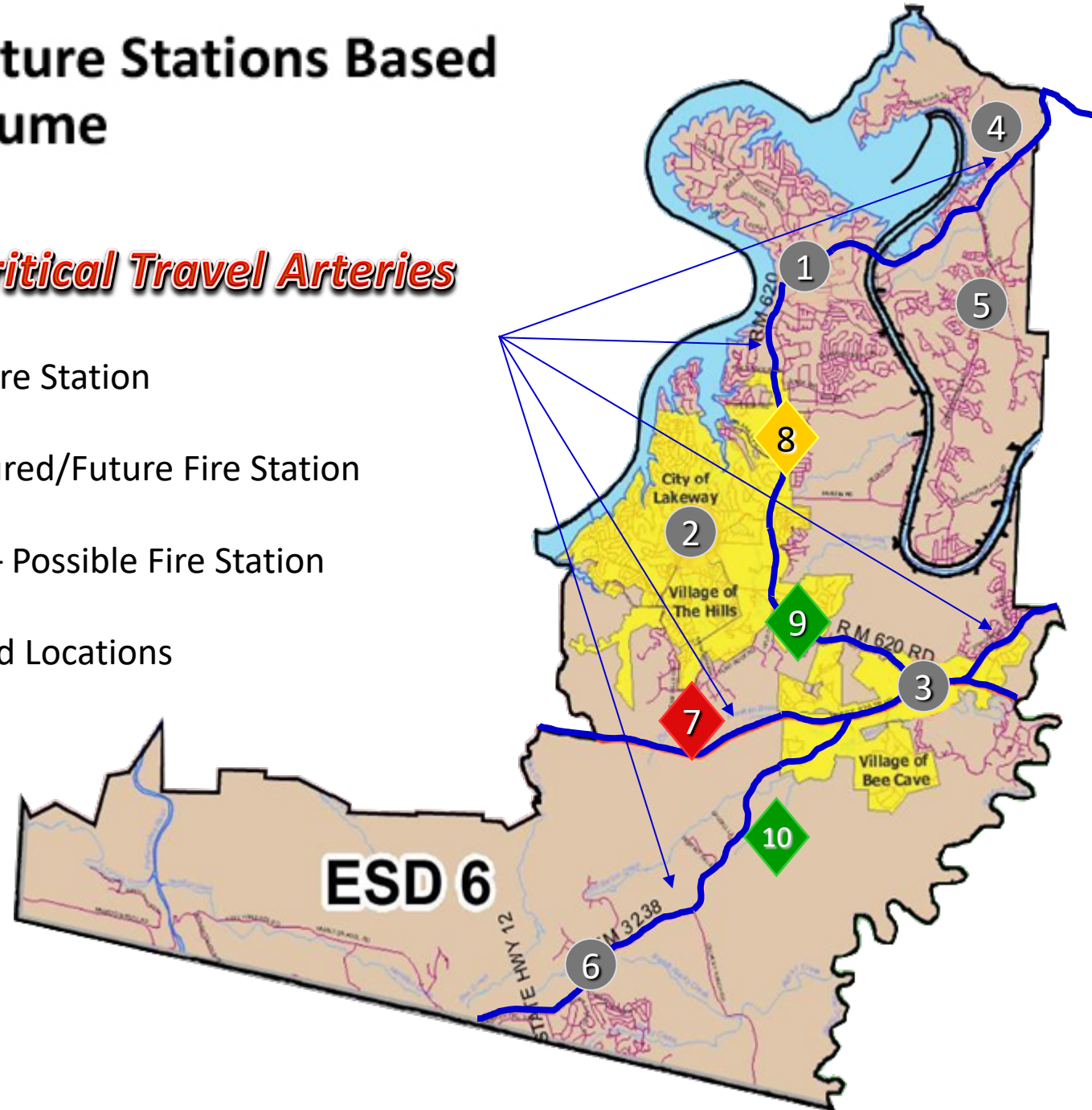
2019 Daily Traffic Counts



Possible Future Stations Based On Call Volume

Critical Travel Arteries

-  Existing Fire Station
-  Land Secured/Future Fire Station
-  LTFR HQ – Possible Fire Station
-  Forecasted Locations



New Fire Station 606 – Hamilton Pool



Summary

REVENUES/EXPENDITURES/BALANCE	2021 est.	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REVENUES											
Total Revenues	\$23,659,000	\$25,477,000	\$26,422,000	\$27,483,000	\$28,566,000	\$29,682,000	\$30,787,000	\$31,860,000	\$32,911,000	\$33,979,000	\$35,081,000
Total Revenue Prior Year Increase/(Decrease)	\$0	\$1,818,000	\$945,000	\$1,061,000	\$1,083,000	\$1,116,000	\$1,105,000	\$1,073,000	\$1,051,000	\$1,068,000	\$1,102,000
Total Revenue Year to Date Increase/(Decrease)	\$0	\$1,818,000	\$2,763,000	\$3,824,000	\$4,907,000	\$6,023,000	\$7,128,000	\$8,201,000	\$9,252,000	\$10,320,000	\$11,422,000
Ad Valorem Tax Revenue Growth %/Year	4.1%	9.4%	4.5%	4.4%	4.3%	4.2%	4.0%	3.7%	3.5%	3.5%	3.5%
Sales Tax Revenue Growth %/Year	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.8%	2.8%	2.5%	2.5%
Total Revenue Growth %/Year	2.6%	7.7%	3.7%	4.0%	3.9%	3.9%	3.7%	3.5%	3.3%	3.2%	3.2%
EXPENDITURES											
Capital Improvement Plan Expenditures											
CIP Debt Service											
Existing Bonds	\$504,000	\$504,000	\$497,000	\$244,000	\$244,000	\$244,000	\$243,000	\$243,000	\$0	\$0	\$0
Existing Financing (Lease/Purchase/Mortgage) (Payoff 3/14)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Financing (Lease/Purchase/Mortgage)	\$0	\$0	\$0	\$128,000	\$128,000	\$256,000	\$256,000	\$256,000	\$512,000	\$512,000	\$512,000
Total CIP Debt Service (Existing & New)	\$504,000	\$504,000	\$497,000	\$372,000	\$372,000	\$500,000	\$499,000	\$499,000	\$512,000	\$512,000	\$512,000
CIP Pay As You Go (Capital Acquisition Reserve)	\$1,650,000	\$2,623,000	\$530,000	\$335,000	\$900,000	\$405,000	\$705,000	\$405,000	\$750,000	\$1,180,000	\$545,000
Total Capital Improvement Plan Expenditures	\$2,154,000	\$3,127,000	\$1,027,000	\$707,000	\$1,272,000	\$905,000	\$1,204,000	\$904,000	\$1,262,000	\$1,692,000	\$1,057,000
Expenditures (Excluding CIP)											
Base Budget (Excluding CIP)	\$18,845,000	\$18,845,000	\$21,650,000	\$22,569,000	\$23,518,000	\$24,722,000	\$25,974,000	\$30,439,000	\$31,918,000	\$33,456,000	\$35,055,000
Cost Drivers: Additional \$ over prior year											
Cost Savings Zero Based Budgeting (10% of "Other")	Included	(\$46,000)	(\$45,000)	(\$47,000)	(\$48,000)	(\$50,000)	(\$52,000)	(\$53,000)	(\$55,000)	(\$57,000)	(\$59,000)
Payroll Increase (inc % driven tax/fringe)	Included	\$2,167,000	\$434,000	\$446,000	\$678,000	\$706,000	\$734,000	\$763,000	\$794,000	\$825,000	\$858,000
Health/Dental/Life/Wellness Increase	Included	\$10,000	\$74,000	\$78,000	\$83,000	\$88,000	\$93,000	\$98,000	\$104,000	\$111,000	\$117,000
Other (Ins, Fleet, Training, Comm., IT, Facilities, PPE, EMS, Fire) FY24-28: +3.5%	Included	\$464,000	\$450,000	\$466,000	\$482,000	\$499,000	\$516,000	\$534,000	\$553,000	\$572,000	\$592,000
Total Cost Drivers (additional \$ over prior year)	\$0	\$2,595,000	\$913,000	\$943,000	\$1,195,000	\$1,243,000	\$1,291,000	\$1,342,000	\$1,396,000	\$1,451,000	\$1,508,000
Core Service Enhancement/(Reduction): Additional \$ over prior year											
Continued: Fuels Management Program (FY13-22)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: 1 ALS Squad/Brush Truck 12 hrs/day/2 days/wk (FY14-22: \$256K+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 FF/Shift @ 6 Stations (\$351K x 6 = \$2.1M+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 CAPT vs. LT @ 2 Stations (\$55K x 2 = \$110K+Infl)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Asst Chief (FY16-22: \$218K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Fire Inspector-LT (FY16-22: \$178K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +2nd BC/Shift (FY14-22: \$619K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Fire Inspector-ENG (FY16-22: \$161K incl salary, tx/frng, direct, vehicle)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: Training Admin (FY20-22: \$65K incl salary, tx/frng)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: EMS Training Coordinator (FY20-22: \$91K incl salary, tx/frng)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: Logistics Assistant (FY20-22: \$55K incl salary, tx/frng)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Continued: +1 Asst Chief Fire Marshal (FY21-22: \$218K incl salary, tx/frng, direct)	Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New FY22: +1 Battalion Chief Training (FY22: \$210K incl salary, tx/frng, direct)	\$0	\$210,000	\$6,000	\$6,000	\$9,000	\$9,000	\$10,000	\$10,000	\$10,000	\$11,000	\$11,000
New FY27: + 2nd Company at Existing Station (FY22: 4FF=\$2.695M+Infl)	\$0	\$0	\$0	\$0	\$0	\$0	\$3,164,000	\$127,000	\$132,000	\$137,000	\$142,000
Total Core Service Increase (additional \$ over prior year)	\$0	\$210,000	\$6,000	\$6,000	\$9,000	\$9,000	\$3,174,000	\$137,000	\$142,000	\$148,000	\$153,000
Total Expenditures (Excluding CIP)	\$18,845,000	\$21,650,000	\$22,569,000	\$23,518,000	\$24,722,000	\$25,974,000	\$30,439,000	\$31,918,000	\$33,456,000	\$35,055,000	\$36,716,000
Reserve Transfers											
Operations Reserve	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Acquisition Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserve Transfers	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures (Reserve Transfers, CIP & Expenditures)	\$21,239,000	\$24,777,000	\$23,596,000	\$24,225,000	\$25,994,000	\$26,879,000	\$31,643,000	\$32,822,000	\$34,718,000	\$36,747,000	\$37,773,000
Excess/(Deficit)	\$2,420,000	\$700,000	\$2,826,000	\$3,258,000	\$2,572,000	\$2,803,000	(\$856,000)	(\$962,000)	(\$1,807,000)	(\$2,768,000)	(\$2,692,000)
RESERVE BALANCES After Excess/Deficit (above)											
Operations Reserve	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000
Capital Acquisition Reserve	\$6,385,000	\$7,085,000	\$9,911,000	\$13,169,000	\$15,741,000	\$18,544,000	\$17,688,000	\$16,726,000	\$14,919,000	\$12,151,000	\$9,459,000
Total Reserves	\$12,753,000	\$13,453,000	\$16,279,000	\$19,537,000	\$22,109,000	\$24,912,000	\$24,056,000	\$23,094,000	\$21,287,000	\$18,519,000	\$15,827,000
RESERVE BALANCE "GOALS"											
Annual Stabilization Operations Reserve @ 25%	\$5,915,000	\$6,369,000	\$6,606,000	\$6,871,000	\$7,142,000	\$7,421,000	\$7,697,000	\$7,965,000	\$8,228,000	\$8,495,000	\$8,770,000
Capital Acquisition Reserve @ 16%	\$3,785,000	\$4,076,000	\$4,228,000	\$4,397,000	\$4,571,000	\$4,749,000	\$4,926,000	\$5,098,000	\$5,266,000	\$5,437,000	\$5,613,000
Total Reserve Goal	\$9,700,000	\$10,445,000	\$10,834,000	\$11,268,000	\$11,713,000	\$12,170,000	\$12,623,000	\$13,063,000	\$13,494,000	\$13,932,000	\$14,383,000

Reserve Balance Goals

Operations Reserve

- The Operations Reserve is necessary due to the three month delay in the receipt of ad valorem tax revenue following the start of each new fiscal year. Therefore the goal of 25% of budgeted revenues is sufficient to cover current operating expenditures for the first quarter of the fiscal year.

Capital Acquisition Reserve

- Recommended goal is 16% of budgeted revenues to cover future capital improvement projects such as infrastructure, buildings, vehicles and equipment purchases.

Unfunded Liabilities Reserve

- The Earned Vacation balance is set from the total unused vacation due to employees from the prior year audit. This balance must be paid in the event of termination of employment.
- The Earned Sick Time balance is set from the total unused sick time due to employees with at least 20 years of employment shown on the prior year audit. This balance must be paid in the event of termination of employment.
- The Net Pension Liability balance is set from the pension actuarial report. This amount is owed to the pension per new Governmental Accounting Standards Board Statements.

Reserve Accounts

RESERVE ACCOUNTS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPERATIONS RESERVE											
Beginning Balance (Beginning August 31, 2021)	\$5,428,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000
Transfers:											
Budgeted Reserve Transfer from Operations (3)	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From / (To) Operations: Audit (1)	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$940,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operations Reserve Ending Balance	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000
CAPITAL ACQUISITION RESERVE											
Beginning Balance (Beginning August 31, 2021)	\$3,370,000	\$6,385,000	\$7,085,000	\$9,911,000	\$13,169,000	\$15,741,000	\$18,544,000	\$17,688,000	\$16,726,000	\$14,919,000	\$12,151,000
Transfers:											
From Excess/Deficit (After CIP, PAG & New Debt Service)	\$2,420,000	\$700,000	\$2,826,000	\$3,258,000	\$2,572,000	\$2,803,000	(\$856,000)	(\$962,000)	(\$1,807,000)	(\$2,768,000)	(\$2,692,000)
From Sale of Surplus Assets (2)	\$22,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit (1)	\$573,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$3,015,000	\$700,000	\$2,826,000	\$3,258,000	\$2,572,000	\$2,803,000	(\$856,000)	(\$962,000)	(\$1,807,000)	(\$2,768,000)	(\$2,692,000)
Capital Acquisition Reserve Ending Balance	\$6,385,000	\$7,085,000	\$9,911,000	\$13,169,000	\$15,741,000	\$18,544,000	\$17,688,000	\$16,726,000	\$14,919,000	\$12,151,000	\$9,459,000
UNFUNDED LIABILITIES RESERVE											
Beginning Balance (Beginning August 31, 2021)	\$4,985,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000
Transfers:											
Budgeted Reserve Transfer from Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Previously Committed Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Transfer From/(To) Operations: Audit (1)	\$274,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$274,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unfunded Liabilities Reserve Ending Balance (5)	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000	\$5,259,000
TOTAL RESERVES											
Beginning Balance (Beginning August 31, 2021)	\$13,783,000	\$18,012,000	\$18,712,000	\$21,538,000	\$24,796,000	\$27,368,000	\$30,171,000	\$29,315,000	\$28,353,000	\$26,546,000	\$23,778,000
Transfers:											
Transfers in (out) from (to) Operations	\$2,682,000	\$700,000	\$2,826,000	\$3,258,000	\$2,572,000	\$2,803,000	(\$856,000)	(\$962,000)	(\$1,807,000)	(\$2,768,000)	(\$2,692,000)
Other Transfer From/(To) Operations: Audit (1)	\$1,547,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In/(Out)	\$4,229,000	\$700,000	\$2,826,000	\$3,258,000	\$2,572,000	\$2,803,000	(\$856,000)	(\$962,000)	(\$1,807,000)	(\$2,768,000)	(\$2,692,000)
TOTAL RESERVES	\$18,012,000	\$18,712,000	\$21,538,000	\$24,796,000	\$27,368,000	\$30,171,000	\$29,315,000	\$28,353,000	\$26,546,000	\$23,778,000	\$21,086,000
Percent Change		3.9%	15.1%	15.1%	10.4%	10.2%	-2.8%	-3.3%	-6.4%	-10.4%	-11.3%

Footnotes

1) Fiscal 2020 Audit: Excess Revenues over Expenditures \$1,547,000
 2) Sale of Surplus Assets in FY21 \$22,000
 3) Budgeted Operations Reserve Transfer \$240,000

5) Unfunded Liabilities Reserve include:
 - Earned Vacation Liability \$514,000
 - Earned Sick Time Liability \$356,000
 - Net Pension Liability \$4,389,000

VIII. Appendix

Travis Central Appraisal District

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Deborah Cartwright
Nicole Conley
Anthony Nguyen
Felipe Ulloa
Blanca Zamora-Garcia

CERTIFIED ESTIMATE OF 2021 APPRAISED VALUES

July 20, 2021

TRAVIS CO ESD NO 6

Jurisdiction No. 52

Entity ID: 1080

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2021 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL			PROPERTY UNDER PROTEST		
Number of Accounts	Market Values		Number of Accounts	Market Values	
28,661	19,188,176,699	REAL PROPERTY	3,200	1,879,531,568	
2,277	267,850,714	PERSONAL PROPERTY	103	31,464,574	
30,938	19,456,027,413	TOTAL	3,303	1,910,996,142	

EXEMPTIONS					
Number of Accounts	Exemption Amount		Number of Accounts	Exemption Amount	
	313,148,377	AG		33,766,548	
	841,418,484	HOMESTEAD CAP ABATEMENT		81,246,762	
		CHODO / CLT/ LIH			
		DISABLED PERSON			
352	2,907,780	DISABLED VETERAN	36	346,500	
193	114,423,312	DV/FR 100% HS	2	1,313,738	
		ECONOMIC DEV			
		ENERGY			
566	794,357,460	EXEMPT 366	5	1,011,900	
101	28,695	FREEPORT			
		GOODS IN TRANSIT			
		HISTORIC			
		HOMESTEAD			
3	34,628	HOMESTEAD OV65			
524	5,801,791	POLLUTION CONTROL	45	574,882	
		SOLAR			
		VEHICLE			
	17,382,342,070	NET AFTER EXEMPTIONS		1,791,702,912	
		SECTION 26.01 (c) VALUE UNDER PROTEST :		1,522,974,480	
		NET TAXABLE VALUE		18,905,316,550	

MARYA CRIGLER
CHIEF APPRAISER

18,905,316,550

Page 2 of 3

P O Box 149012 850 East Anderson Lane Austin, Texas 78714-9012 (512) 834-9317 TDD (512) 836-3328
WWW.TRAVISAD.ORG



10 Year Net Taxable Value % Increase Estimates for Travis County ESD No. 6 (Juris No. 52)

1 message

From: [Marya D. Crigler](#)
To: [Sharon Smith](#)
Subject: RE: 10 Year Net Taxable Value Estimates for Travis County ESD No. 6 (Juris No. 52)
Date: Thursday, July 29, 2021 12:41:21 PM

Sharon,

Here is my estimate. The Austin MSA recovered better than expected from the pandemic in 2020 and the residential housing market has been marked by record high appreciation fueled by low to near zero housing inventory supply and record high demand from new job and population growth. There are some concerns on the horizon as to whether or not we are in a housing bubble and the rapid appreciation has increased concerns about housing affordability which also raises questions about the sustainability of the record high appreciation. Economic concerns over inflation and future borrowing capacity may impact interest rates in the future and dampen housing activity. This estimate is based on the experience of the 2020-2021 and assumes a gradual return to normalized levels; however, the resurgence of a new COVID variant(s) and the possibility of future restrictions and shut downs looms large and the potential economic impact such future actions is unknown at this time.

		Fiscal Year	Aug 2021 Estimates
2021 Certified Freeze Adjusted Taxable	\$ 18,905,316,550		
2022 Estimated Freeze Adjusted Taxable	\$ 20,512,268,457	2023	8.5%
2023 Estimated Freeze Adjusted Taxable	\$ 22,050,688,591	2024	7.5%
2024 Estimated Freeze Adjusted Taxable	\$ 23,373,729,906	2025	6.0%
2025 Estimated Freeze Adjusted Taxable	\$ 24,776,153,701	2026	6.0%
2026 Estimated Freeze Adjusted Taxable	\$ 26,138,842,154	2027	5.5%
2027 Estimated Freeze Adjusted Taxable	\$ 27,576,478,473	2028	5.5%
2028 Estimated Freeze Adjusted Taxable	\$ 28,817,420,004	2029	4.5%
2029 Estimated Freeze Adjusted Taxable	\$ 29,970,116,804	2030	4.0%
2030 Estimated Freeze Adjusted Taxable	\$ 31,168,921,477	2031	4.0%
2031 Estimated Freeze Adjusted Taxable	\$ 32,415,678,336	2032	4.0%

Thanks,
Marya

Travis County Population Data

Date	Population	% Change
2000	812,280	3.0
2001	844,877	4.0
2002	848,090	0.4
2003	856,315	1.0
2004	870,809	1.7
2005	891,266	2.3
2006	925,151	3.8
2007	955,399	3.3
2008	980,699	2.6
2009	1,006,503	2.6
2010	1,024,266	1.8
2011	1,061,662	3.7
2012	1,096,918	3.3
2013	1,122,346	2.3
2014	1,152,411	2.7
2015	1,180,003	2.4
2016	1,206,283	2.2
2017	1,227,373	1.7
2018	1,246,693	1.6
2019	1,273,567	2.2
2020	1,300,503	2.1

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Travis County Employment Data

Date	Employment		Unemployment	
	Total	% Change Year Ago	Rate	Unit Change Year Ago
2000	477,302	5.3	3.0	0.6
2001	471,949	-1.1	4.4	1.4
2002	460,978	-2.3	6.0	1.6
2003	459,021	-0.4	6.0	0.1
2004	467,543	1.9	5.1	-0.9
2005	481,324	3.0	4.6	-0.5
2006	494,203	2.7	4.1	-0.4
2007	509,961	3.2	3.7	-0.5
2008	514,663	0.9	4.2	0.6
2009	512,405	-0.4	6.7	2.4
2010	537,174	4.8	6.8	0.2
2011	554,438	3.2	6.6	-0.2
2012	577,445	4.2	5.5	-1.1
2013	596,682	3.3	5.1	-0.4
2014	616,779	3.4	4.1	-0.9
2015	634,230	2.8	3.3	-0.8
2016	656,873	3.6	3.2	-0.1
2017	677,081	3.1	3.1	-0.1
2018	698,327	3.1	2.9	-0.2
2019	718,128	2.8	2.6	-0.3
2020	694,433	-3.3	6.3	3.7

Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

United States Single-Family Building Permits

Year	Number of Dwelling Units		Average Value per Dwelling Unit	
	Units	Percent Change	Value (\$)	Percent Change
2000	1,212,076	-3.7	133,200	6.3
2001	1,235,550	1.9	137,600	3.3
2002	1,350,718	9.3	141,900	3.1
2003	1,473,036	9.1	149,100	5.1
2004	1,616,600	9.7	158,400	6.2
2005	1,676,334	3.7	168,800	6.6
2006	1,381,853	-17.6	178,300	5.6
2007	985,621	-28.7	187,300	5.0
2008	577,487	-41.4	192,200	2.6
2009	442,718	-23.3	186,600	-2.9
2010	448,771	1.4	194,700	4.3
2011	420,737	-6.2	206,100	5.9
2012	521,516	24.0	213,200	3.4
2013	625,225	19.9	224,600	5.3
2014	640,606	2.5	233,700	4.1
2015	696,000	8.6	238,900	2.2
2016	750,802	7.9	242,700	1.6
2017	820,133	9.2	244,600	0.8
2018	856,382	4.4	246,500	0.8
2019	862,299	0.7	247,400	0.4
2020	980,380	13.7	248,500	0.4

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Travis County Single-Family Building Permits

Year	Number of Dwelling Units		Average Value per Dwelling Unit	
	Units	Percent Change	Value (\$)	Percent Change
2000	7,451	10.5	143,300	6.9
2001	4,393	-41.0	146,400	2.2
2002	5,246	19.4	144,400	-1.4
2003	6,118	16.6	129,500	-10.3
2004	7,757	26.8	137,000	5.8
2005	9,425	21.5	143,300	4.6
2006	9,575	1.6	151,300	5.6
2007	6,602	-31.0	178,200	17.8
2008	3,892	-41.0	176,000	-1.2
2009	3,661	-5.9	153,400	-12.8
2010	3,140	-14.2	171,600	11.9
2011	3,292	4.8	179,900	4.8
2012	4,428	34.5	170,300	-5.3
2013	4,495	1.5	199,400	17.1
2014	5,729	27.5	229,000	14.8
2015	5,652	-1.3	228,300	-0.3
2016	7,172	26.9	222,200	-2.7
2017	8,655	20.7	223,500	0.6
2018	8,978	3.7	237,200	6.1
2019	9,524	6.1	240,900	1.6
2020	10,361	8.8	215,500	-10.5
Monthly Data for 2021				
Jan	673	-4.0	238,400	-5.7
Feb	777	-4.2	227,100	-1.6
Mar	871	-10.5	208,500	-10.7
Apr	1,122	44.6	243,900	3.7
May	1,058	74.3	208,000	-16.9
Jun	932	44.5	204,800	-15.9
Jul	676	-39.8	251,700	13.7
Aug	659	-23.4	230,400	3.2

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Austin MSA Residential Housing Activity

Date	Sales	Dollar Volume	Average Price	Median Price	Average Monthly Listings	Months Inventory
2000	18,321	3,463,650,266	189,054	143,550	3,002	2.2
2001	18,095	3,460,875,038	191,261	149,611	6,500	4.1
2002	18,414	3,599,936,185	195,500	153,545	8,163	5.3
2003	19,469	3,796,405,051	194,997	153,836	9,669	5.5
2004	22,193	4,370,233,331	196,919	153,198	9,723	4.4
2005	26,448	5,523,790,409	208,855	160,701	8,297	3.2
2006	29,767	6,815,921,279	228,976	171,272	8,028	2.9
2007	27,571	6,783,518,944	246,038	183,292	9,163	4.0
2008	22,068	5,369,952,456	243,337	187,319	10,911	5.1
2009	20,407	4,830,082,305	236,688	185,150	10,131	5.1
2010	19,547	4,819,525,215	246,561	189,356	10,906	5.3
2011	20,978	5,238,195,859	249,699	189,025	9,068	3.9
2012	25,137	6,676,044,972	265,586	202,500	7,020	2.4
2013	29,904	8,559,148,559	286,221	220,000	5,443	1.8
2014	30,064	9,212,671,815	306,435	239,900	5,653	2.0
2015	31,309	10,331,624,571	329,989	260,000	5,824	1.9
2016	32,572	11,286,339,030	346,504	280,000	6,266	2.0
2017	33,822	12,368,631,171	365,698	294,742	7,153	2.1
2018	34,639	13,152,847,373	379,712	305,000	7,303	2.2
2019	37,041	14,562,820,592	393,154	315,000	6,902	1.7
2020	40,309	17,634,618,615	437,486	343,955	4,532	0.6
Monthly Data for 2021						
Jan	2,435	1,115,211,787	457,993	365,000	1,360	0.4
Feb	2,319	1,168,114,376	503,715	391,000	1,294	0.4
Mar	3,508	1,931,573,081	550,619	425,000	1,184	0.3
Apr	3,493	1,998,371,694	572,108	460,000	1,819	0.5
May	3,891	2,275,410,846	584,788	460,000	1,705	0.5
Jun	4,315	2,553,661,141	591,810	475,500	2,239	0.6
Jul	3,973	2,351,444,077	591,856	477,000	3,258	0.9
Aug	3,796	2,161,591,002	569,439	470,000	3,358	1.0

Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University



Economic Update & Forecast

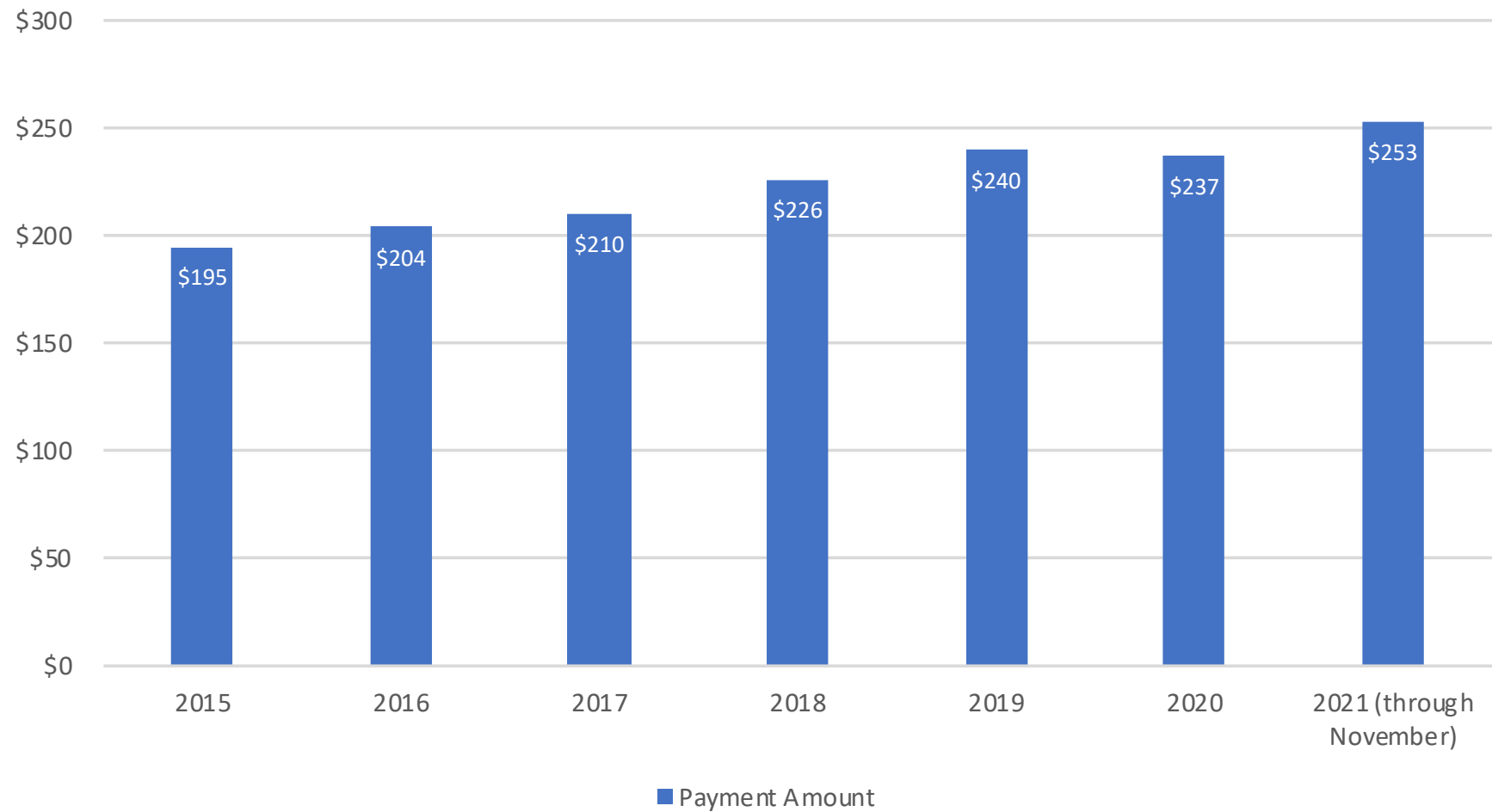


2020-2022 Economic Update & Forecast

AngelouEconomics

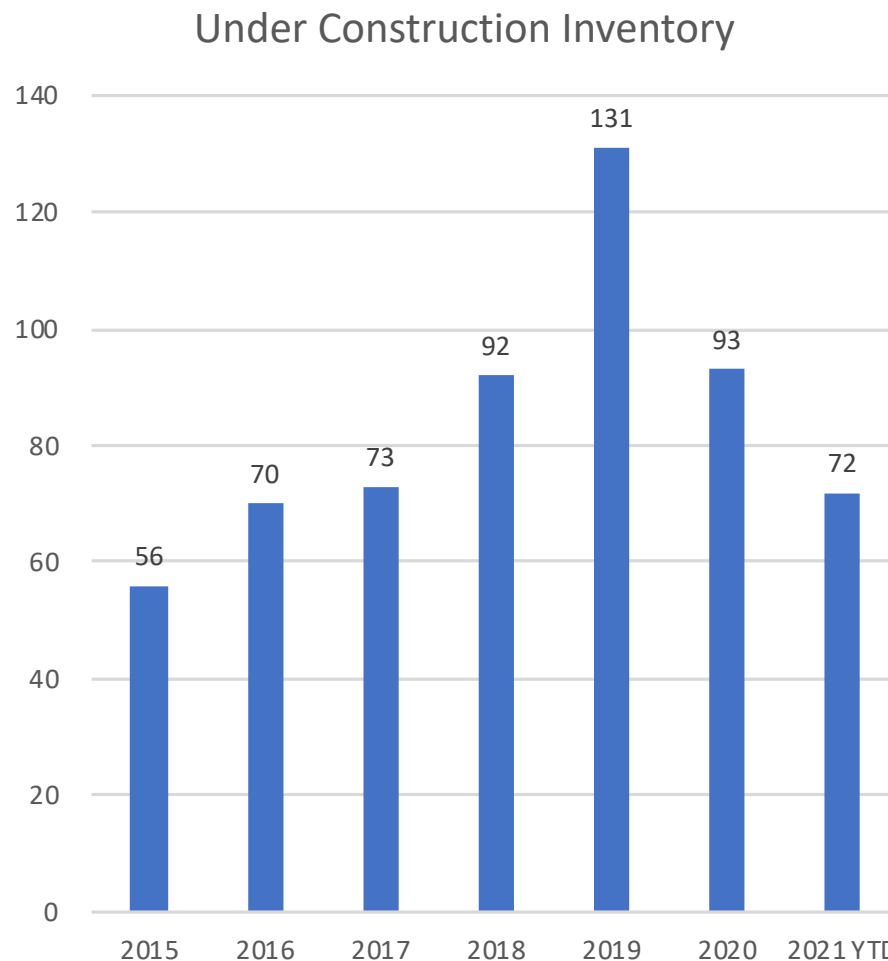
Retail Sales

Austin Sales Tax Rebates (Millions) Through Nov 2021



Source: Texas Comptroller

Commercial Real Estate: Office



Existing Inventory



5,609 Buildings



121 million ft²
Total Rentable Building Area
(RBA)



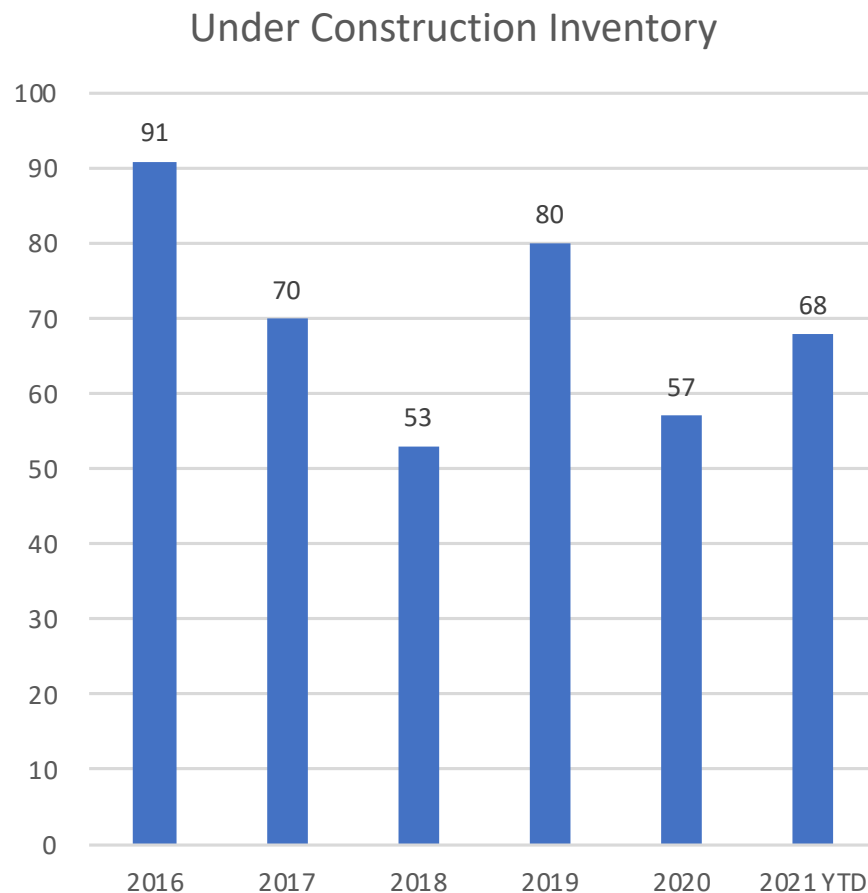
14.6%
Vacancy



941,460 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center, Aquila, Austin Chamber of Commerce

Commercial Real Estate: Industrial



Existing Inventory



4,769 Buildings



116 million ft²
Total Rentable Building Area
(RBA)



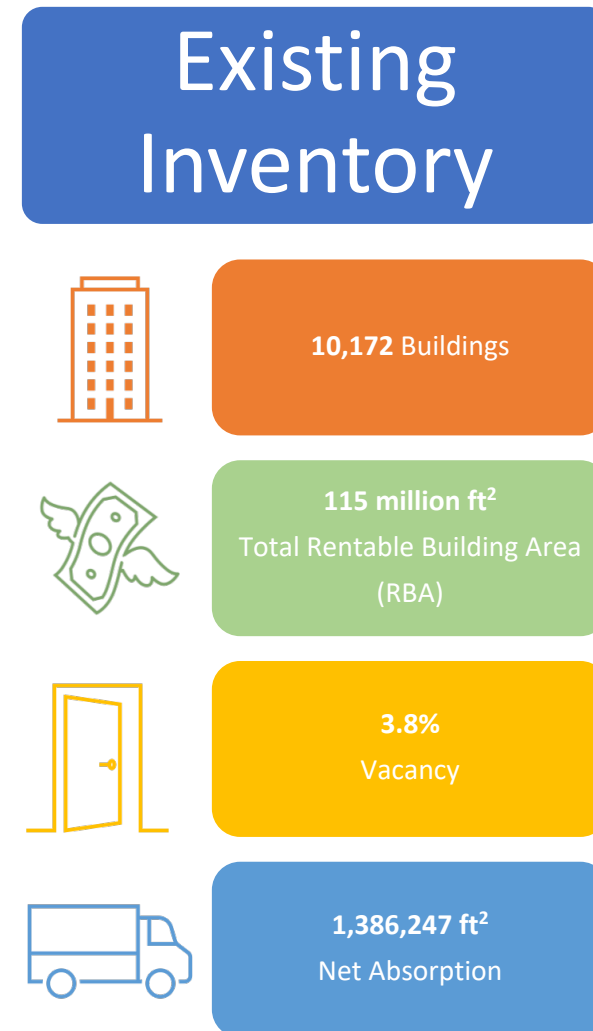
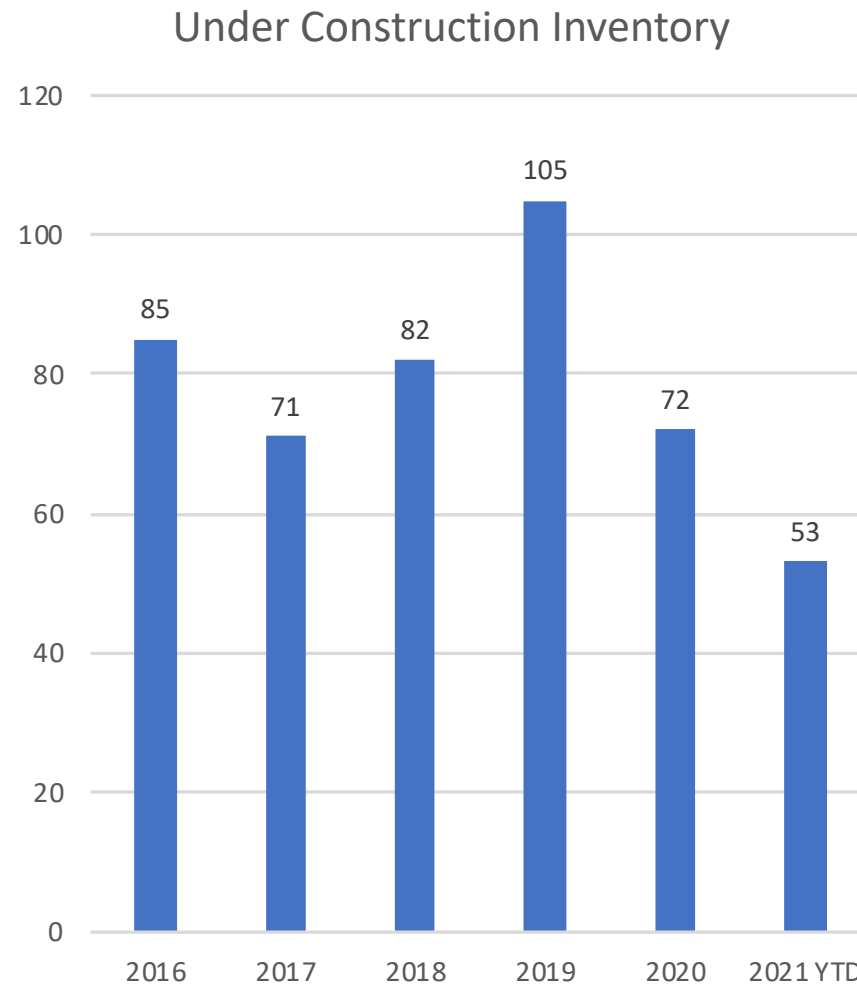
4.5%
Vacancy



8,640,228 ft²
Net Absorption

Source: CoStar, Texas A&M Real Estate Center, CBRE, Austin Chamber of Commerce

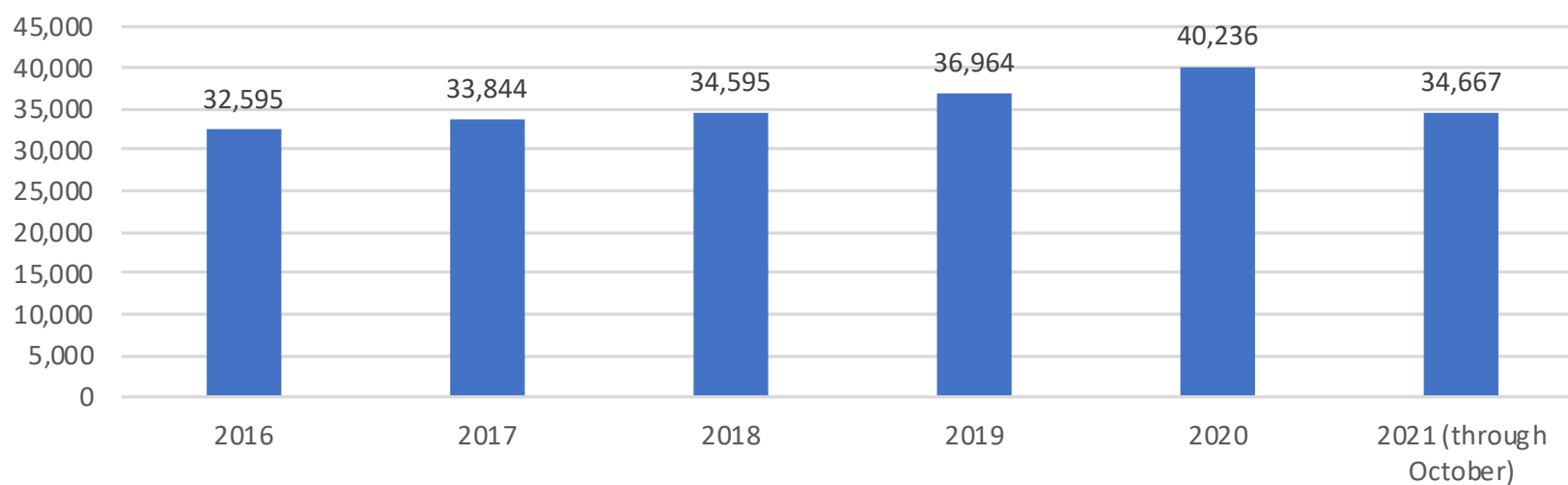
Commercial Real Estate: Retail



Source: CoStar, Texas A&M Real Estate Center, Austin Chamber of Commerce

Austin's Economic Update: Housing Markets

Austin MSA Home Sales, 2015-2021 Through Oct.



Average Price (October 2021)

\$565,134

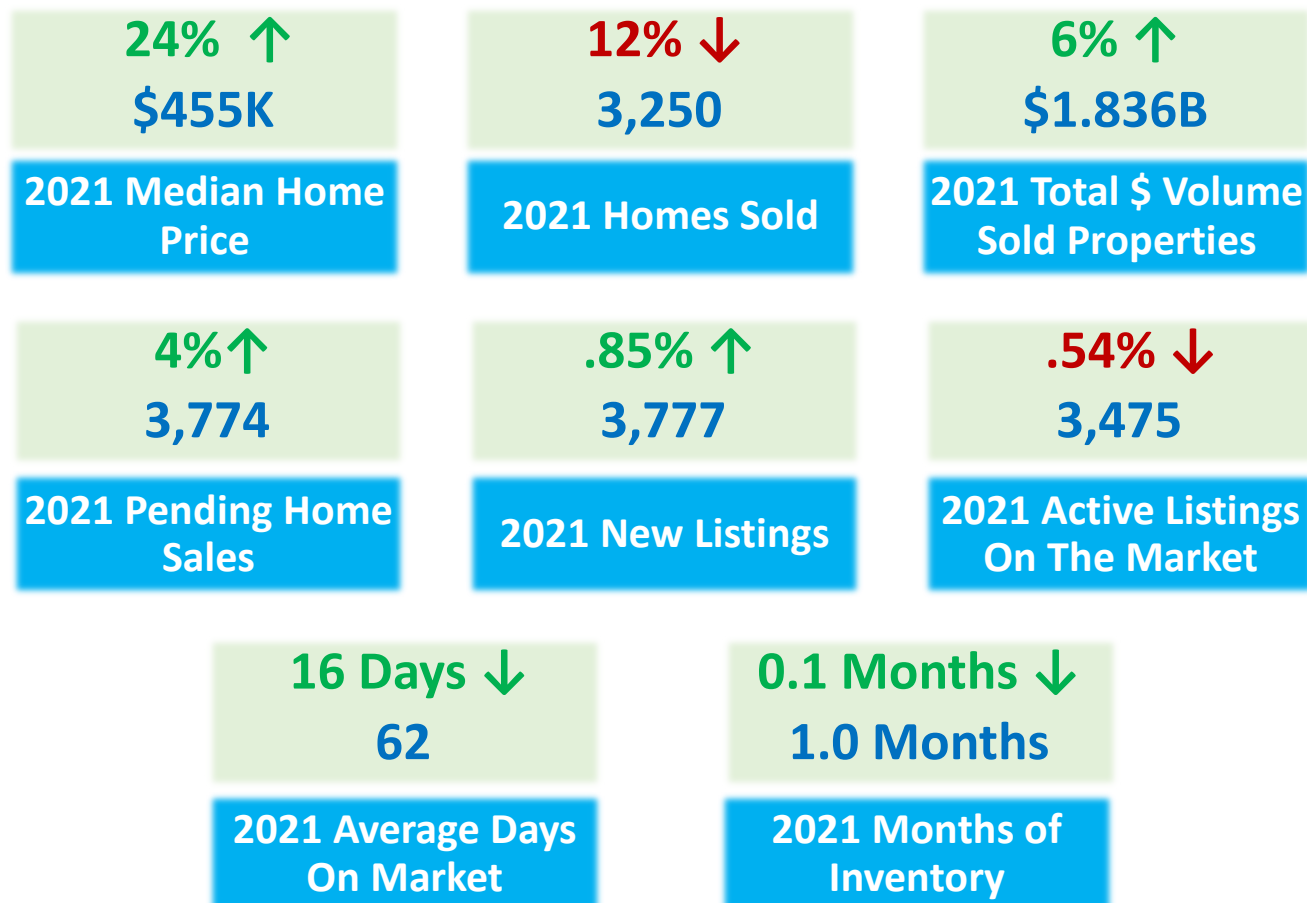
Median Price (September 2021)

\$455,000

Source: Texas A&M Real Estate Center, Austin Board of Realtors

Austin's Economic Update: Housing Markets

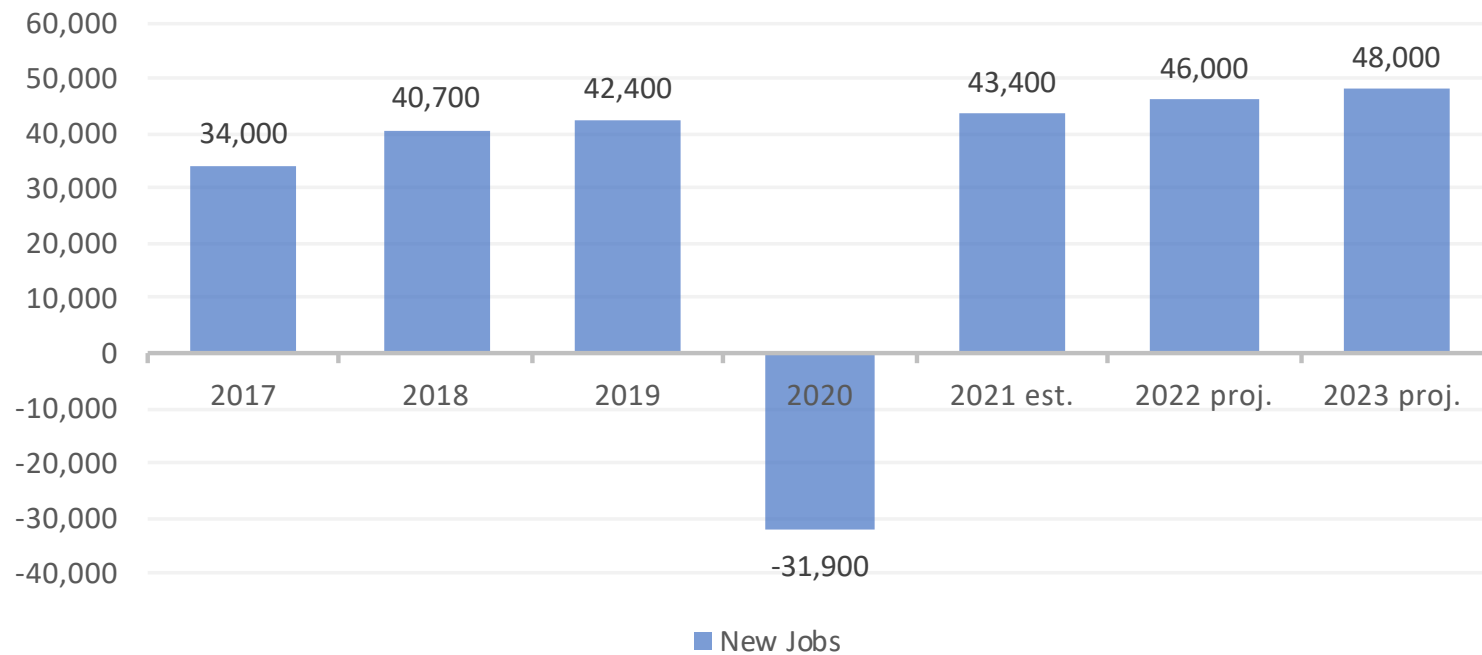
October 2021 Austin Real Estate Statistics



Source: Texas A&M Real Estate Center, Austin Board of Realtors

2017-2021 Est. Job Creation Forecast, Austin

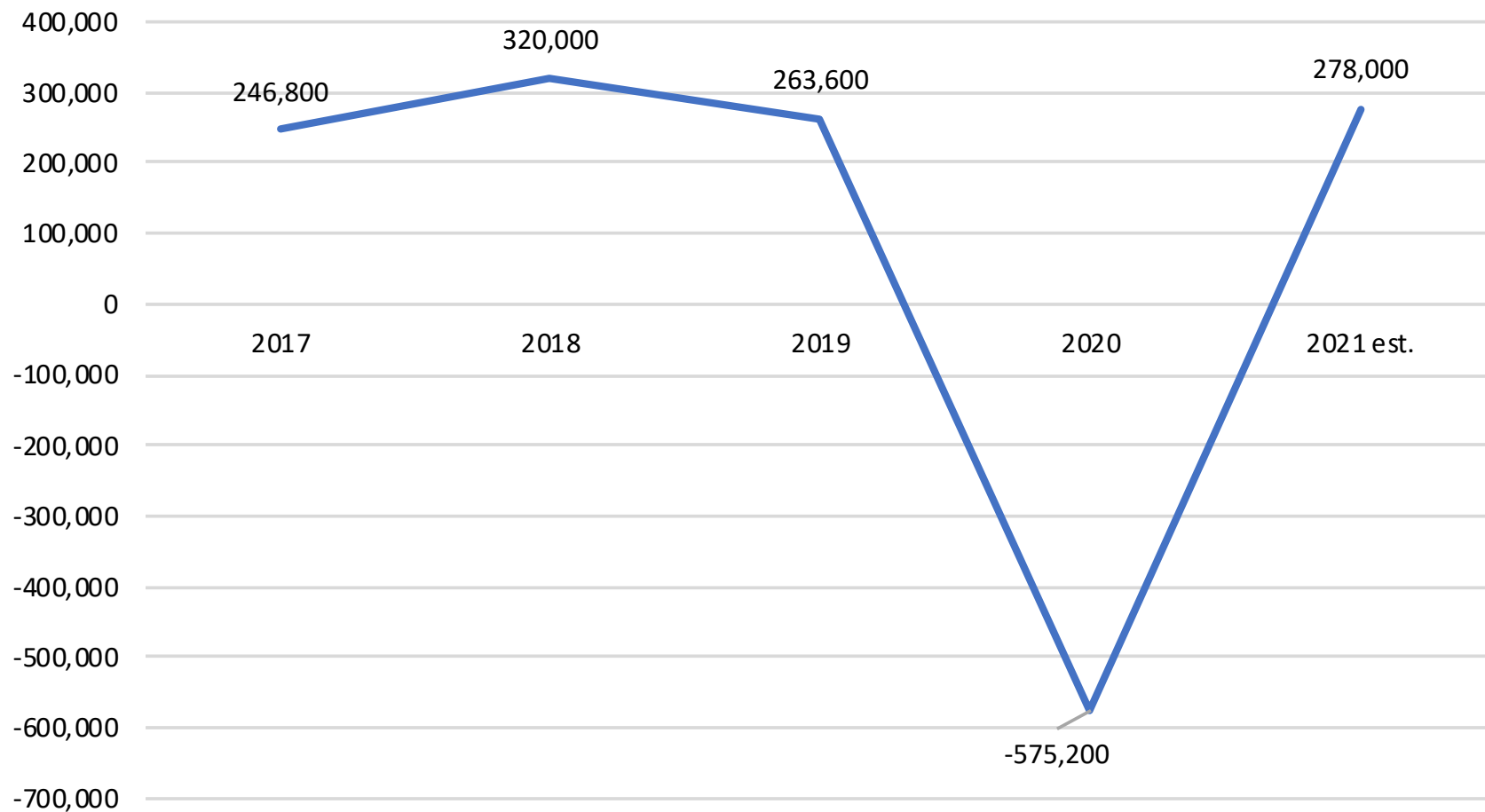
Austin Job Creation



Source: Bureau of Labor Statistics

2017-2021 Economic Forecast, Texas

Texas Job Creation 2017-2021 November Est.



Source: Bureau of Labor Statistics



Lake Travis Subdivision Stats

Courtesy of The Gibbs Team

KWLAKE TRAVIS
KELLERWILLIAMS REALTY

Subdivision		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Lakeway	Homes Sold	387	290	204	176	244	220	287	309	293	303	189	201	223	220	230
	Average Sales Price	\$427,704	\$467,163	\$456,004	\$441,606	\$401,053	\$390,316	\$416,670	\$457,079	\$466,535	\$521,142	\$495,724	\$551,150	\$616,219	\$597,328	\$706,875
	Avg \$/Sq/Ft	\$139	\$152	\$146	\$139	\$133	\$130	\$137	\$149	\$156	\$165	\$169	\$181	\$192	\$196	\$219
	ADOM	83	83	98	124	103	91	77	70	59	74	63	60	56	56	40
	Annual Appreciation	NA	9.2%	-2.4%	-3.2%	-9.2%	-2.7%	6.8%	9.7%	2.1%	11.7%	-4.9%	11.2%	11.8%	-3.1%	18.3%
Hills of Lakeway	Homes Sold	94	64	45	37	65	46	75	66	62	75	82	68	82	77	72
	Average Sales Price	\$486,449	\$498,138	\$493,469	\$433,532	\$424,010	\$436,862	\$464,818	\$492,781	\$504,558	\$527,121	\$536,165	\$585,130	\$578,336	\$640,185	\$710,584
	Avg \$/Sq/Ft	\$142	\$149	\$144	\$135	\$129	\$127	\$138	\$146	\$148	\$163	\$163	\$171	\$171	\$189	\$208
	ADOM	95	94	105	134	111	111	95	57	65	63	56	71	62	45	37
	Annual Appreciation	NA	2.4%	-0.9%	-12.1%	-2.2%	3.0%	6.4%	6.0%	2.4%	4.5%	1.7%	9.1%	-1.2%	10.7%	11.0%
Steiner Ranch	Homes Sold	307	308	278	242	300	284	338	363	310	304	319	316	276	247	294
	Average Sales Price	\$388,143	\$436,887	\$425,850	\$418,977	\$425,659	\$418,646	\$431,330	\$466,173	\$493,218	\$527,848	\$515,252	\$550,078	\$579,617	\$591,303	\$644,679
	Avg \$/Sq/Ft	\$123	\$135	\$130	\$122	\$125	\$129	\$131	\$139	\$150	\$155	\$156	\$164	\$164	\$176	\$192
	ADOM	64	73	86	98	73	65	64	44	43	55	47	52	52	37	21
	Annual Appreciation	NA	12.6%	-2.5%	-1.6%	1.6%	-1.6%	3.0%	8.1%	5.8%	7.0%	-2.4%	6.8%	5.4%	2.0%	9.0%
Lake Pointe <\$630K	Homes Sold	71	60	42	45	53	48	46	63	48	57	40	31	37	23	33
	Average Sales Price	\$340,660	\$357,569	\$345,756	\$335,474	\$340,581	\$344,696	\$352,422	\$391,353	\$426,687	\$417,154	\$456,457	\$459,236	\$490,767	\$506,363	\$526,773
	Avg \$/Sq/Ft	\$125	\$131	\$127	\$120	\$121	\$126	\$132	\$142	\$149	\$164	\$166	\$174	\$181	\$201	\$222
	ADOM	32	57	69	73	74	44	36	23	26	23	25	23	21	13	15
	Annual Appreciation	NA	5.0%	-3.3%	-3.0%	1.5%	1.2%	2.2%	11.0%	9.0%	-2.2%	9.4%	0.6%	6.9%	3.2%	4.0%
Lake Pointe >\$630K	Homes Sold	19	8	9	3	10	12	12	10	14	17	16	14	14	14	25
	Average Sales Price	\$844,211	\$816,177	\$769,278	\$753,167	\$809,570	\$852,833	\$831,750	\$861,850	\$893,671	\$893,669	\$906,202	\$924,575	\$1,025,157	\$927,114	\$903,862
	Avg \$/Sq/Ft	\$208	\$199	\$183	\$175	\$189	\$205	\$196	\$210	\$217	\$220	\$216	\$217	\$235	\$237	\$252
	ADOM	112	286	118	110	95	123	89	40	65	67	61	86	37	19	28
	Annual Appreciation	NA	-3.3%	-5.7%	-2.1%	7.5%	5.3%	-2.5%	3.6%	3.7%	0.0%	1.4%	2.0%	10.9%	-9.6%	-2.5%
Uplands	Homes Sold	15	9	6	6	9	10	12	12	9	9	7	14	8	13	8
	Average Sales Price	\$661,367	\$533,904	\$644,358	\$529,500	\$625,333	\$730,059	\$721,117	\$712,467	\$698,444	\$767,611	\$786,050	\$792,107	\$995,943	\$925,423	\$953,029
	Avg \$/Sq/Ft	\$166	\$141	\$160	\$155	\$161	\$175	\$180	\$179	\$176	\$190	\$196	\$204	\$228	\$237	\$252
	ADOM	47	104	77	55	65	61	73	41	78	48	34	44	24	37	8
	Annual Appreciation	NA	-19.3%	20.7%	-17.8%	18.1%	16.7%	-1.2%	-1.2%	-2.0%	9.9%	2.4%	0.8%	25.7%	-7.1%	3.0%
Cardinal Hills	Homes Sold	37	25	30	44	35	36	34	49	49	47	59	46	45	29	36
	Average Sales Price	\$275,382	\$339,427	\$270,986	\$249,155	\$306,990	\$274,019	\$304,358	\$316,288	\$387,081	\$354,351	\$439,999	\$439,365	\$431,970	\$497,455	\$540,196
	Avg \$/Sq/Ft	\$130	\$147	\$115	\$100	\$123	\$118	\$127	\$139	\$152	\$152	\$170	\$176	\$182	\$192	\$219
	ADOM	55	93	101	95	97	84	58	74	45	63	65	50	55	55	31
	Annual Appreciation	NA	23.3%	-20.2%	-8.1%	23.2%	-10.7%	11.1%	3.9%	22.4%	-8.5%	24.2%	-0.1%	-1.7%	15.2%	8.6%
Apache Shores	Homes Sold	78	82	51	44	48	49	58	64	70	78	83	67	76	73	76
	Average Sales Price	\$213,294	\$235,650	\$240,400	\$222,177	\$234,081	\$269,528	\$252,215	\$274,893	\$320,408	\$315,282	\$372,215	\$410,921	\$419,658	\$411,712	\$443,212
	Avg \$/Sq/Ft	\$125	\$141	\$133	\$127	\$135	\$145	\$137	\$181	\$163	\$172	\$189	\$207	\$236	\$212	\$245
	ADOM	52	86	93	105	77	76	78	60	42	55	53	61	54	46	41
	Annual Appreciation	NA	10.5%	2.0%	-7.6%	5.4%	15.1%	-6.4%	9.0%	16.6%	-1.6%	18.1%	10.4%	2.1%	-1.9%	7.7%
Briarcliff	Homes Sold	43	45	39	25	37	29	38	47	54	64	61	58	55	72	58
	Average Sales Price	\$220,782	\$271,851	\$300,764	\$205,027	\$268,123	\$300,876	\$259,636	\$261,440	\$258,188	\$325,479	\$342,830	\$383,508	\$366,538	\$445,939	\$488,087
	Avg \$/Sq/Ft	\$112	\$127	\$135	\$109	\$114	\$116	\$122	\$126	\$130	\$150	\$155	\$168	\$170	\$190	\$203
	ADOM	83	87	86	140	86	94	71	42	46	47	51	57	59	63	46
	Annual Appreciation	NA	23.1%	10.6%	-31.8%	30.8%	12.2%	-13.7%	0.7%	-1.2%	26.1%	5.3%	11.9%	-4.4%	21.7%	9.5%
Ridge at Alta Vista	Homes Sold	20	15	27	23	23	10	34	37	24	22	35	12	21	17	17
	Average Sales Price	\$445,000	\$535,893	\$515,545	\$530,147	\$491,874	\$466,525	\$513,082	\$536,935	\$654,444	\$617,223	\$625,249	\$637,888	\$624,681	\$889,883	\$687,382
	Avg \$/Sq/Ft	\$188	\$157	\$154	\$138	\$146	\$130	\$152	\$173	\$158	\$157	\$193	\$162	\$153	\$170	\$166
	ADOM	56	53	121	113	85	101	58	50	53	51	50	55	70	39	53
	Annual Appreciation	NA	20.4%	-3.8%	2.8%	-7.2%	-5.2%	10.0%	4.6%	21.9%	-5.7%	1.3%	2.0%	-2.1%	42.5%	-22.8%



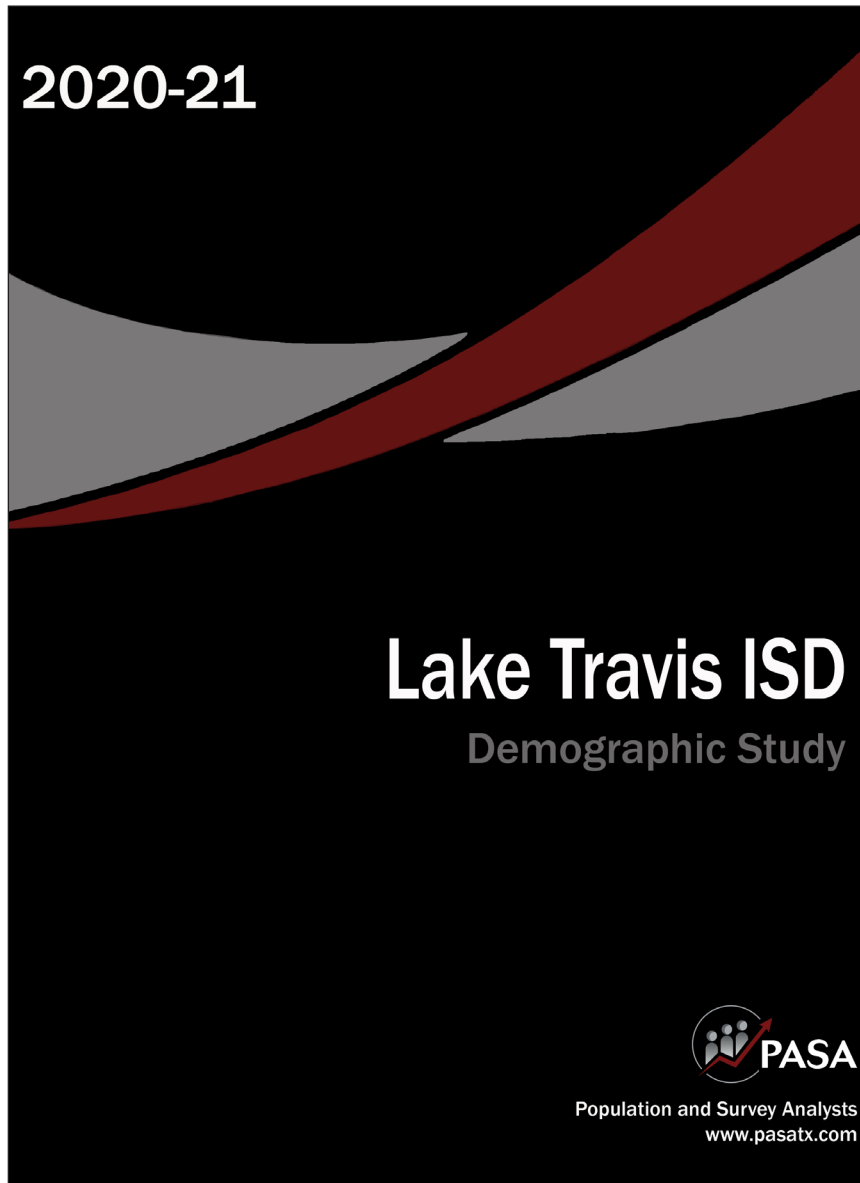
Lake Travis Subdivision Stats

Courtesy of The Gibbs Team

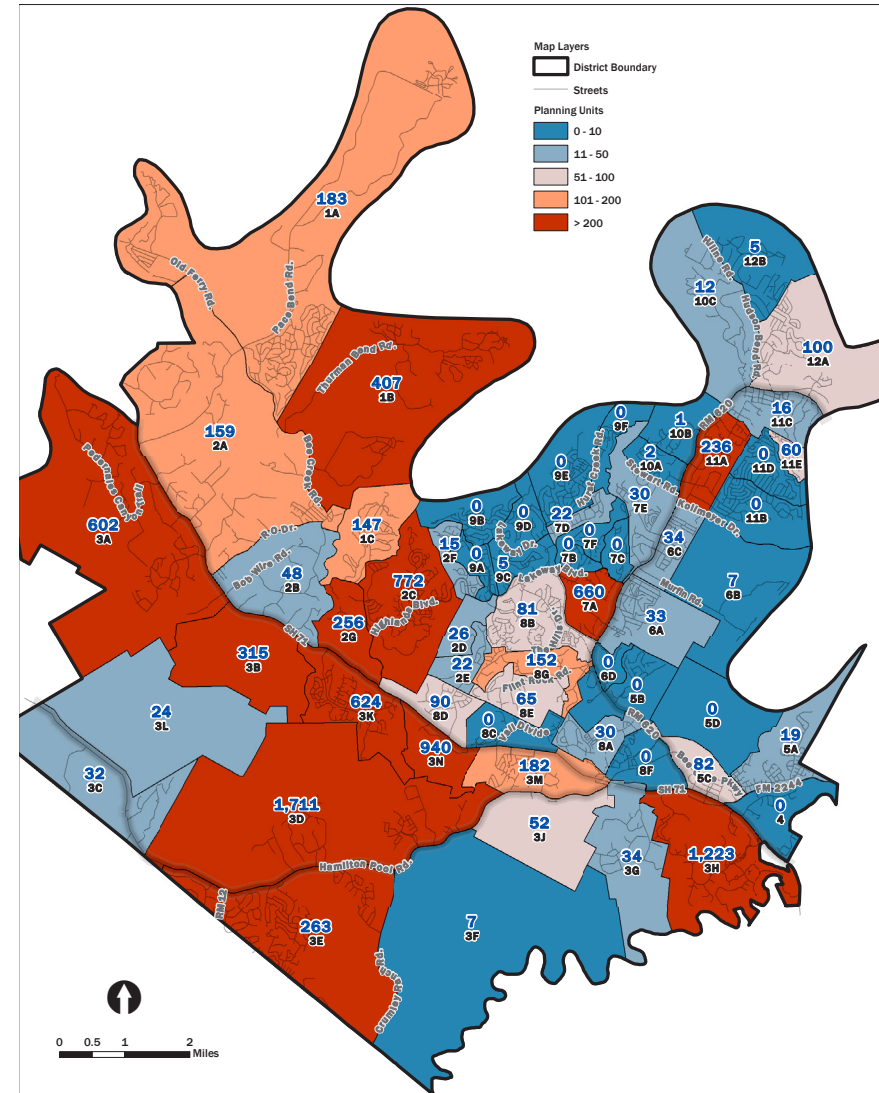
KWLAKE TRAVIS
KELLERWILLIAMS REALTY

Subdivision		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Flintrock	Homes Sold	34	28	33	26	28	28	41	51	43	45	31	33	24	29	42
	Average Sales Price	\$722,392	\$797,823	\$656,310	\$658,728	\$717,412	\$634,575	\$626,902	\$629,620	\$653,490	\$730,457	\$715,614	\$901,093	\$873,604	\$948,209	\$907,457
	Avg \$/Sq/Ft	\$201	\$206	\$200	\$176	\$185	\$190	\$183	\$191	\$197	\$206	\$210	\$220	\$229	\$232	\$246
	ADOM	176	158	123	131	159	106	100	96	114	108	92	86	82	38	43
	Annual Appreciation	NA	10.4%	-17.7%	0.4%	8.9%	-11.5%	-1.2%	0.4%	3.8%	11.8%	-2.0%	25.9%	-3.1%	8.5%	-4.3%
Spanish Oaks	Homes Sold	14	9	9	15	8	13	19	23	20	26	26	47	32	28	41
	Average Sales Price	\$1,427,688	\$1,531,500	\$1,466,667	\$1,264,067	\$1,401,250	\$1,297,000	\$1,273,921	\$1,467,630	\$1,586,000	\$1,666,671	\$1,481,094	\$1,628,675	\$1,614,391	\$1,907,619	\$2,050,678
	Avg \$/Sq/Ft	\$295	\$301	\$327	\$235	\$251	\$238	\$271	\$274	\$303	\$315	\$291	\$339	\$335	\$362	\$389
	ADOM	126	132	109	143	206	188	127	160	98	109	152	137	183	102	76
	Annual Appreciation	NA	7.3%	-4.2%	-13.8%	10.9%	-7.4%	-1.8%	15.2%	8.1%	5.1%	-11.1%	10.0%	-0.9%	18.2%	7.5%
Falconhead/ Spillman Ranch	Homes Sold	37	27	35	64	66	78	95	72	78	75	77	77	67	80	11
	Average Sales Price	\$493,195	\$472,681	\$512,918	\$460,909	\$458,529	\$454,806	\$485,592	\$544,616	\$547,890	\$547,058	\$552,266	\$558,081	\$584,004	\$599,303	\$622,130
	Avg \$/Sq/Ft	\$143	\$144	\$134	\$125	\$130	\$136	\$136	\$147	\$154	\$157	\$162	\$172	\$169	\$179	\$228
	ADOM	87	83	96	115	76	75	70	53	52	49	48	52	54	39	104
	Annual Appreciation	NA	-4.2%	8.5%	-10.1%	-0.5%	-0.8%	6.8%	12.2%	0.6%	-0.2%	1.0%	1.1%	4.6%	2.6%	3.8%
Rough Hollow	Homes Sold	NA	NA	NA	13	7	20	36	49	75	60	102	110	86	102	149
	Average Sales Price	NA	NA	NA	\$891,843	\$682,854	\$762,271	\$654,403	\$609,830	\$634,919	\$599,035	\$628,411	\$648,132	\$652,663	\$675,686	\$785,626
	Avg \$/Sq/Ft	NA	NA	NA	\$165	\$169	\$177	\$172	\$171	\$175	\$175	\$178	\$178	\$175	\$196	\$211
	ADOM	NA	NA	NA	216	107	173	121	95	127	177	148	116	119	114	86
	Annual Appreciation	NA	NA	NA	NA	-23.4%	11.6%	-14.2%	-6.8%	4.1%	-5.7%	4.9%	3.1%	0.7%	3.5%	16.3%
Sweetwater	Homes Sold	NA	NA	NA	NA	NA	NA	3	34	41	57	65	89	104	128	146
	Average Sales Price	NA	NA	NA	NA	NA	NA	\$399,600	\$434,600	\$452,119	\$458,380	\$444,538	\$432,060	\$457,470	\$487,468	\$524,071
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	\$128	\$134,486	\$151	\$152	\$160	\$160	\$165	\$172	\$192
	ADOM	NA	NA	NA	NA	NA	NA	140	135	109	150	127	98	95	71	52
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	8.8%	4.0%	1.4%	-3.0%	-2.8%	5.9%	6.6%	7.5%
Serene Hills	Homes Sold	NA	NA	NA	NA	NA	NA	2	8	7	15	15	23	28	45	
	Average Sales Price	NA	NA	NA	NA	NA	NA	NA	\$554,255	\$654,366	\$813,537	\$910,285	\$847,874	\$840,840	\$972,915	\$1,107,669
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	NA	\$126	\$173	\$202	\$220	\$221	\$228	\$284	
	ADOM	NA	NA	NA	NA	NA	NA	NA	147	82	73	106	87	84	127	85
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	NA	18.1%	24.3%	11.9%	-6.9%	-0.8%	15.7%	13.9%
West Cypress	Homes Sold	2	3	7	13	10	25	28	48	47	49	52	43	56	42	50
	Average Sales Price	\$363,520	\$314,120	\$297,872	\$297,441	\$287,088	\$294,008	\$299,346	\$338,075	\$380,817	\$379,604	\$393,668	\$401,637	\$427,685	\$438,289	\$475,486
	Avg \$/Sq/Ft	\$111	\$104	\$99	\$98	\$101	\$98	\$113	\$114	\$123	\$133	\$136	\$144	\$142	\$144	\$163
	ADOM	41	194	139	227	92	131	110	75	99	96	99	68	85	64	34
	Annual Appreciation	NA	-13.6%	-5.2%	-0.1%	-3.5%	2.4%	1.8%	12.9%	12.6%	-0.3%	3.7%	2.0%	6.5%	2.5%	8.5%
Bella Colinas	Homes Sold	NA	NA	NA	NA	NA	NA	NA	NA	12	28	22	23	28	26	22
	Average Sales Price	NA	NA	NA	NA	NA	NA	NA	NA	\$468,218	\$495,288	\$510,688	\$463,603	\$501,932	\$520,422	\$571,139
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	NA	NA	\$147	\$148	\$144	\$154	\$151	\$160	\$176
	ADOM	NA	NA	NA	NA	NA	NA	NA	NA	77	108	111	129	87	64	18
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.8%	3.1%	-9.2%	8.3%	3.7%	9.7%
Terra Colinas	Homes Sold	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8	30	35	19	13
	Average Sales Price	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$432,475	\$455,652	\$472,169	\$455,894	\$522,461
	Avg \$/Sq/Ft	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$157	\$157	\$161	\$174	\$190
	ADOM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	84	134	107	74	17
	Annual Appreciation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5.4%	3.6%	-3.4%	14.6%
Austin MLS Lake South	Homes Sold	1051	856	720	694	773	814	1036	1206	1298	1349	1480	1490	1512	1587	1770
	Average Sales Price	\$450,853	\$484,774	\$474,181	\$443,258	\$440,683	\$455,580	\$466,200	\$478,251	\$512,134	\$537,313	\$570,606	\$610,023	\$609,389	\$658,214	\$769,526
	Avg \$/Sq/Ft	\$151	\$166	\$158	\$141	\$142	\$147	\$148	\$155	\$165	\$174	\$182	\$192	\$194	\$208	\$235
	ADOM	85	87	103	116	99	99	88	75	72	79	82	80	78	69	57
	Annual Appreciation	NA	7.5%	-2.2%	-6.5%	-0.6%	3.4%	2.3%	2.6%	7.1%	4.9%	6.2%	6.9%	-0.1%	8.0%	16.9%
Austin MLS	Homes Sold	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+	5000+
	Average Sales Price	\$244,635	\$247,107	\$250,253	\$268,010	\$257,853	\$254,535	\$273,461	\$306,599	\$333,273	\$371,319	\$390,796	\$423,749	\$440,912	\$418,166	\$437,498
	Avg \$/Sq/Ft	\$113	\$114	\$113	\$111	\$114	\$107	\$110	\$119	\$133	\$144	\$155	\$166	\$170	\$171	\$178
	ADOM	60	66	93	146	56	137	146	126	115	131	134	141	153	160	142
	Annual Appreciation	NA	1.0%	1.3%	7.1%	-3.8%	-1.3%	7.4%	12.1%	8.7%	11.4%	5.2%	8.4%	4.1%	-5.2%	4.6%

Demographic Update



Projected New Housing Occupancies March 2021 to October 2030 Lake Travis ISD



Population and Survey Analysts - Demographic Study - 2020-21

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Demographic Update

2020-21

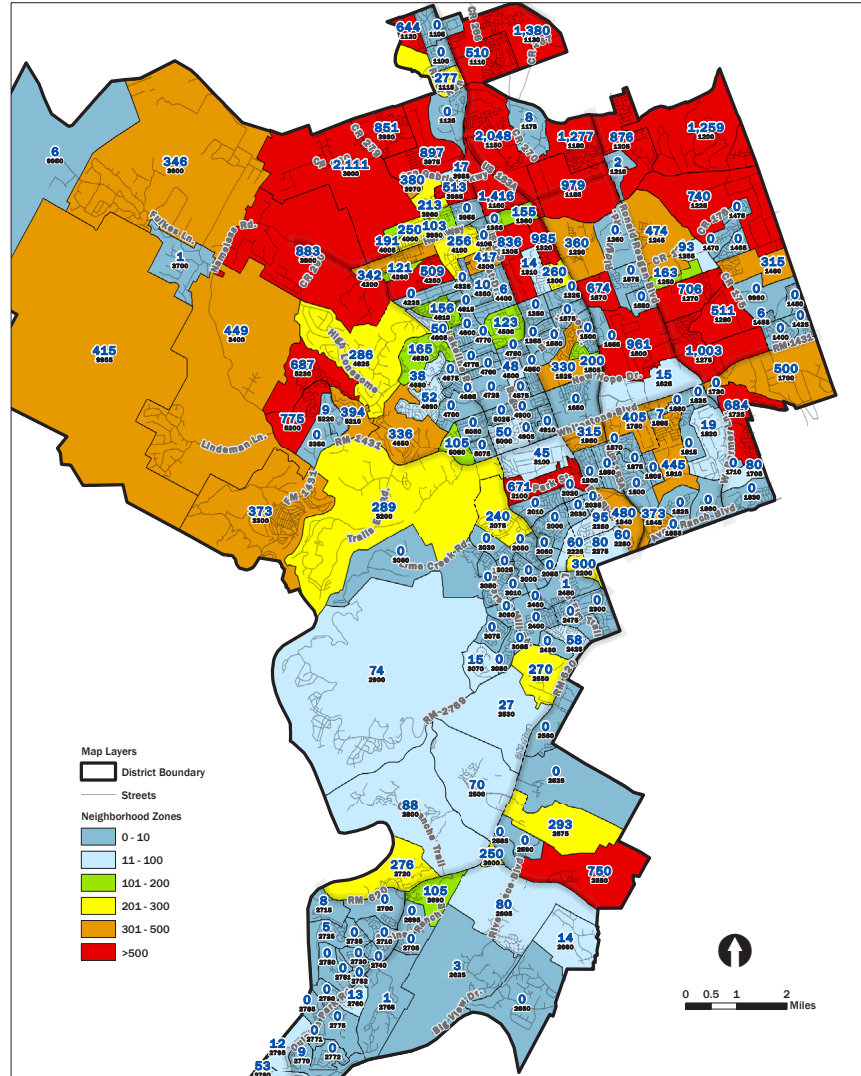
Leander ISD Demographic Study



Population and Survey Analysts
www.pasatx.com

Projected New Housing Occupancies

September 2020 to October 2030
Leander ISD



Population and Survey Analysts - Demographic Study - October 2020

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LAKE TRAVIS FIRE RESCUE
TRAVIS COUNTY ESD NO. 6
15304 PHEASANT LANE
AUSTIN, TX 78734

