

Hays Central Appraisal District

512-268-2522 ■ Lex Word Building ■ 21001 IH 35 ■ Kyle, Texas 78640

Your packet contains the following Certification reports:

Texas Assessment Roll Grand Totals Reports

1. **ARB Approved (Certified)**

This section reflects the jurisdiction's **Certified Net Taxable Value** as of July 17, 2026.

2. **ARB Under Review (Pending Protest)** – This section reflects the **Net Taxable Value of properties with pending protests** as of July 17, 2026. These values are **not included in the certified appraisal roll** and remain subject to change upon final disposition of the protests.

Please note: Each year, taxable values may change as a result of pending protests, binding arbitration, litigation, and other post-certification adjustments. These are factors outside the control of the Hays Central Appraisal District and may increase or decrease both certified and under review taxable values. Accordingly, taxing units should consider these potential changes when developing their budgets.

For budgeting and planning purposes only, if you wish to estimate the taxable value that may be added through future supplemental certifications once pending protests are resolved, the Hays Central Appraisal District recommends applying an estimated **20% reduction** to the current pending net taxable value. This recommendation is intended solely as a reasonable planning assumption and should not be construed as a prediction or guarantee of the final supplemental taxable value that will ultimately be certified.

Comptrollers Audit Report

1. **ARB Approved (Certified)**

2. **ARB Under Review (Pending Protest)**

Tax Rate Calculation Worksheet & Effective Tax Rate Report

1. **Tax Rate Calculation Worksheet (State Form)** –This form includes some information that has been pre-populated to assist your taxing unit in calculating your 2026 rates.

2. **Effective Tax Rate Report** –This report provides the supporting data for your use in the tax rate calculation worksheet and now includes the **average/median market & taxable value of a residence homestead** for your jurisdiction, at the bottom of the last page.

Top 20 Taxpayers Report

Sincerely,

Laura Raven

Laura Raven, Chief Appraiser, Hays Central Appraisal District

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Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2026 As of: Certification

Property Types: N, R, A, M, P

TKY2 - TRZ #2 - City of Kyle (ARB Approved Totals)

Number of Properties: 1155

Land Totals

Land - Homesite	(+)	\$23,138,950		
Land - Non Homesite	(+)	\$220,426,106		
Land - Ag Market	(+)	\$9,322,160		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$252,887,216	(+)	\$252,887,216

Improvement Totals

Improvements - Homesite	(+)	\$88,810,671		
Improvements - Non Homesite	(+)	\$593,424,572		
Total Improvements	(=)	\$682,235,243	(+)	\$682,235,243

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$935,122,459
Total Homestead Cap Adjustment (1)				(-) \$27,347
Total Circuit Breaker Limit Cap Adjustment (9)				(-) \$1,559,862
Total Exempt Property (60)				(-) \$62,431,200

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$9,322,160		
Ag Use (5)	(-)	\$40,660		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$9,281,500	(-)	\$9,281,500
Total Assessed			(=)	\$861,822,550

Exemptions

(HS Assd 107,151,347)

(HS) Homestead Local (327)	(+)	\$12,130,899		
(HS) Homestead State (327)	(+)	\$0		
(O65) Over 65 Local (30)	(+)	\$275,000		
(O65) Over 65 State (30)	(+)	\$0		
(DV) Disabled Vet (16)	(+)	\$168,580		
(DVX) Disabled Vet 100% (18)	(+)	\$5,947,208		
(SOL) Solar (4)	(+)	\$12,857		
(INV) Inventory Qualified per 23.12 (267)	(+)	\$5,242,675		
(PC) Pollution Control (2)	(+)	\$4,272,460		
Total Exemptions	(=)	\$28,049,679	(-)	\$28,049,679
Net Taxable (Before Freeze)			(=)	\$833,772,871

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2026 As of: Certification

Property Types: N, R, A, M, P

TKY2 - TRZ #2 - City of Kyle (Under ARB Review Totals)

Number of Properties: 12

Land Totals

Land - Homesite	(+)	\$616,320		
Land - Non Homesite	(+)	\$201,780		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$818,100	(+)	\$818,100

Improvement Totals

Improvements - Homesite	(+)	\$2,436,331		
Improvements - Non Homesite	(+)	\$753,440		
Total Improvements	(=)	\$3,189,771	(+)	\$3,189,771

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$4,007,871
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$4,007,871

Exemptions

(HS Assd 3,052,651)

(HS) Homestead Local (9)	(+)	\$335,342		
(HS) Homestead State (9)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$10,000		
(O65) Over 65 State (1)	(+)	\$0		
(SOL) Solar (1)	(+)	\$3,000		
Total Exemptions	(=)	\$348,342	(-)	\$348,342
Net Taxable (Before Freeze)			(=)	\$3,659,529

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

As Of: Certification

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HAYSCAD

PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE			APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	
A: REAL, RESIDENTIAL, SINGLE-FAMILY	573	662	\$212,064,817	\$216,781,794
B: REAL, RESIDENTIAL, MULTI-FAMILY	21	24	\$320,296,156	\$342,353,038
C: REAL, VACANT PLATTED LOTS/TRACTS	90	89	\$12,854,120	\$14,950,049
D: REAL, ACREAGE (LAND ONLY)	248.30 (ACRES)	235.05 (ACRES)	\$12,743,950	\$9,322,160
E: REAL, FARM AND RANCH IMPROVEMENT	9	9	\$7,150,740	\$6,136,078
F: REAL, COMMERCIAL AND INDUSTRIAL	33	37	\$245,830,806	\$260,796,650
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	372	272	\$19,414,593	\$22,351,490
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$830,355,182	\$872,691,259
TOTAL EXEMPT PROPERTY	52	60	\$60,420,740	\$62,431,200
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$935,122,459
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				-\$63,763,789

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

As Of: Certification

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HAYSCAD

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A	573	662	A-SINGLE-FAMILY RESIDENTIAL (All)	\$212,064,817	\$216,781,794
	573	662		\$212,064,817	\$216,781,794

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B	0	24	B-Multi-family Residences (All)	\$0	\$342,353,038
B1	21	0	B1-CAD USE Multi Family (> 4-plex)	\$320,296,156	\$0
		21	24	\$320,296,156	\$342,353,038

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

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HAYSCAD

Taxing Units: TKY2(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	C1	71	69	C1-Vac Platted - 5.00 Ac Or Less	\$2,026,020	\$1,939,466
C1	C1A	0	15	C1A - Vac Platted - Commercial	\$0	\$12,929,710
C1	C3	1	2	C3-Vac Platted > 5 Ac	\$7,510	\$61,303
C1	RW	2	2	RW-ROADWAY	\$17,740	\$16,860
C1	WLM-NPG	0	1	WILDLIFE MGMT-NATIVE PASTURE GOOD	\$0	\$2,710
C1A	C1A	15	0	C1A - Vac Platted - Commercial	\$10,800,140	\$0
C1A	WLM-NPG	1	0	WILDLIFE MGMT-NATIVE PASTURE GOOD	\$2,710	\$0
					-----	-----
					90	\$14,950,049
					-----	-----
					89	\$12,854,120

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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HAYSCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

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HAYSCAD

Taxing Units: TKY2(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D1	IPG	2	2	IMPROVED PASTURE GOOD	55.17	55.17	\$1,170,680	\$969,080	\$10,110	\$10,590
D1	WLM-NPG	4	3	WILDLIFE MGMT-NATIVE PASTURE GOOD	193.13	179.88	\$11,573,270	\$8,353,080	\$31,600	\$30,070
					248.30	235.05	\$12,743,950	\$9,322,160	\$41,710	\$40,660

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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HAYSCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E	7	7	E- Rural Land, not Qualified for Open-Space & Res Imps (All)	\$2,174,113	\$1,951,120
E5	2	2	E5-Rural Land Not Qualified for Open-space Appraisal > 5 AC	\$4,976,627	\$4,184,958
		9		\$7,150,740	\$6,136,078

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	31	32	F1-Commercial - Real Property (All)	\$222,628,833	\$232,309,010
F2	2	5	F2-Industrial & Manufacturing- Real Property (All)	\$23,201,973	\$28,487,640
		33		\$245,830,806	\$260,796,650

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

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Taxing Units: TKY2(ARB Approved)

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CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

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Taxing Units: TKY2(ARB Approved)

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CATEGORY L: TANGIBLE PERSONAL, BUSINESS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

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Taxing Units: TKY2(ARB Approved)

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CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O	372	272	O-RESIDENTIAL INVENTORY (All)	\$19,414,593	\$22,351,490
				\$19,414,593	\$22,351,490

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

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CATEGORY X: EXEMPT

DESCRIPTION

NUMBER

PRIOR NUMBER

PRIOR MARKET VALUE MARKET VALUE

0

0

\$0

\$0

Comptrollers Audit Report

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HAYSCAD

PROPERTY USE CATEGORY	BREAKDOWN OF EXEMPT VALUE			APPROAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE	NO. OF UNITS OR PRIOR APPRAISED VALUE	
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	52	\$60,420,740	\$62,431,200	
S: SPECIAL INVENTORY	0	\$0	\$0	\$0
ERROR:	0	\$0	\$0	\$0
TOTAL APPRAISED VALUE	52	\$60,420,740	\$62,431,200	
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE			\$62,431,200	

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

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Tax Year: 2026

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Tax Year: 2026

Taxing Units: TKY2(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XV	52	60	XV - Other Exemptions, Public prop, Religious, Charitable Org	\$60,420,740	\$62,431,200
	52	60		\$60,420,740	\$62,431,200

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

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PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE			APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	12	\$0	\$4,007,871
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$0	\$4,007,871
TOTAL EXEMPT PROPERTY	0	0	\$0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$4,007,871
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				\$31,442,409

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A	0	12	A-SINGLE-FAMILY RESIDENTIAL (All)	\$0	\$4,007,871
		0		\$0	\$4,007,871

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

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HAYSCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

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HAYSCAD

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

DESCRIPTION

NUMBER

PRIOR NUMBER

MARKET VALUE

PRIOR MARKET VALUE

0

0

\$0

\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

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HAYSCAD

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

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HAYSCAD

CATEGORY O: REAL, INVENTORY

DESCRIPTION

NUMBER

PRIOR NUMBER

PRIOR MARKET VALUE MARKET VALUE

0

0

\$0

\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

7/19/2026

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HAYSCAD

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

As Of: Certification

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HAYSCAD

CATEGORY X: EXEMPT
DESCRIPTION

NUMBER

PRIOR NUMBER

PRIOR MARKET VALUE MARKET VALUE

0

0

\$0

\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: TKY2(ARB Under Review)

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HAYSCAD

PROPERTY USE CATEGORY	BREAKDOWN OF EXEMPT VALUE		PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE	APPRAISED VALUE
	NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE			
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	0	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	0	\$0	\$0
X: EXEMPT	0	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	0	\$0	\$0
ERROR:	0	0	0	\$0	\$0
TOTAL APPRAISED VALUE	0	0	0	\$0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE					\$0

Top Taxpayers Report

HAYSCAD

TaxYear: 2026 Taxing Units: TKY2

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

TRZ #2 - City of Kyle: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	PLUM CREEK APARTMENTS LLC	\$46,000,000	\$46,000,000
2	UPTOWN AT PLUM CREEK PHASE 1A LLC	\$39,924,937	\$39,910,850
3	PLEASANTON HOUSING FINANCE CORPORATION	\$38,000,000	\$38,000,000
4	NP AUSTIN INDUSTRIAL 2 LLC	\$36,265,633	\$36,265,633
5	UPTOWN AT PLUM CREEK PHASE 1A LLC	\$35,254,137	\$35,254,137
6	REEF TX KYLE CROSSING LLC	\$35,104,790	\$35,104,790
7	CROMWELL APC I LLC (26.17%), CROWELL APC II LLC (58.97%) &	\$34,761,935	\$34,761,935
8	NP AUSTIN INDUSTRIAL 1 LLC	\$33,949,181	\$33,949,181
9	SPARROW PLUM CREEK INVESTORS LLC	\$31,000,000	\$31,000,000
10	GREY FOREST DEVELOPMENT LLC	\$28,000,000	\$28,000,000
11	PLUM CREEK ONE LLC & PLUM CREEK TWO LLC &	\$25,000,000	\$25,000,000
12	PLUM CREEK MULTIFAMILY PARTNERS LP	\$24,300,000	\$24,300,000
13	151 RIKARDSON SFR LLC	\$21,500,000	\$21,500,000
14	FQS PROPERTIES LLC	\$19,125,000	\$19,125,000
15	PEDCOR INVESTMENTS-2015-CXLV11 LP	\$16,863,680	\$16,863,680
16	4701 RATCLIFFE DRIVE PROPCO LLC	\$14,898,035	\$14,898,035
17	PLUM CREEK 2022 LP	\$11,000,000	\$11,000,000
18	MILLROSE PROPERTIES TEXAS LLC	\$11,355,004	\$9,286,759
19	PARK PC I LP	\$8,140,611	\$8,140,611
20	NITRO SWIMMING SOUTH LLC	\$7,895,340	\$7,895,340

TRZ #2 - City of Kyle: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	NP AUSTIN INDUSTRIAL 2 LLC	\$36,265,633
2	REEF TX KYLE CROSSING LLC	\$35,100,000
3	NP AUSTIN INDUSTRIAL 1 LLC	\$33,949,181
4	4701 RATCLIFFE DRIVE PROPCO LLC	\$14,898,035
5	KAI.SE USA LLC	\$11,651,282
6	PLUM CREEK 2022 LP	\$11,000,000
7	PARK PC I LP	\$8,140,611
8	NITRO SWIMMING SOUTH LLC	\$7,895,340
9	PJ KOHLERS CROSSING OFFICE PARK LTD	\$7,451,231
10	LS HF9 COMREF TEXAS LLC	\$7,320,000
11	KYLE KOHLERS CROSSING LLC	\$6,858,430
12	CORNERSTONE FAMILY INVESTMENTS 1 LLC	\$6,060,779
13	PARK PC II LP	\$5,712,408
14	KOP PLUM CREEK LP	\$5,200,000
15	DORMAN PROPERTIES LLC & PLUM BIZ INVESTMENTS INC	\$4,414,047
16	FORESIGHT OPHTHALMIC INVESTMENTS LLC	\$4,251,167
17	ATX PLUM PARTNERS I LP	\$4,250,000
18	RICO RUNNER PLUM CREEK LP	\$3,300,000
19	1670 KOHLERS CROSSING LP	\$3,300,000
20	GARDNER FIVE HOLDINGS LP	\$2,673,600

Top Taxpayers Report

HAYSCAD

TaxYear: 2026 Taxing Units: TKY2

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

TRZ #2 - City of Kyle: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	FQS PROPERTIES LLC	\$19,125,000
2	KTC 1 FM1626 LLC	\$5,149,000
3	12719 PALMER ROAD LLC	\$4,213,640

TRZ #2 - City of Kyle: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	NP AUSTIN INDUSTRIAL 2 LLC	\$36,265,633
2	REEF TX KYLE CROSSING LLC	\$35,100,000
3	NP AUSTIN INDUSTRIAL 1 LLC	\$33,949,181
4	4701 RATCLIFFE DRIVE PROPCO LLC	\$14,898,035
5	KAI.SE USA LLC	\$11,651,282
6	PLUM CREEK 2022 LP	\$11,000,000
7	PARK PC I LP	\$8,140,611
8	NITRO SWIMMING SOUTH LLC	\$7,895,340
9	PJ KOHLERS CROSSING OFFICE PARK LTD	\$7,451,231
10	LS HF9 COMREF TEXAS LLC	\$7,320,000
11	KYLE KOHLERS CROSSING LLC	\$6,858,430
12	CORNERSTONE FAMILY INVESTMENTS 1 LLC	\$6,060,779
13	PARK PC II LP	\$5,712,408
14	KOP PLUM CREEK LP	\$5,200,000
15	DORMAN PROPERTIES LLC & PLUM BIZ INVESTMENTS INC	\$4,414,047
16	FORESIGHT OPHTHALMIC INVESTMENTS LLC	\$4,251,167
17	ATX PLUM PARTNERS I LP	\$4,250,000
18	RICO RUNNER PLUM CREEK LP	\$3,300,000
19	1670 KOHLERS CROSSING LP	\$3,300,000
20	GARDNER FIVE HOLDINGS LP	\$2,673,600

TRZ #2 - City of Kyle: Industrial - Real (F2)

	Taxpayer Name	Total Assessed
1	FQS PROPERTIES LLC	\$19,125,000
2	KTC 1 FM1626 LLC	\$5,149,000
3	12719 PALMER ROAD LLC	\$4,213,640

TRZ #2 - City of Kyle: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	s6674	PLUM CREEK PHASE 2 SECTION 4B	118	\$8,518,560
2			98	\$7,084,780
3	S6673	PLUM CREEK PHASE 2 SECTION 4A	56	\$6,748,150

TRZ #2 - City of Kyle: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	PLUM CREEK APARTMENTS LLC	\$46,000,000
2	UPTOWN AT PLUM CREEK PHASE 1A LLC	\$39,498,530
3	PLEASANTON HOUSING FINANCE CORPORATION	\$38,000,000
4	UPTOWN AT PLUM CREEK PHASE 1A LLC	\$35,254,137
5	CROMWELL APC I LLC (26.17%), CROWELL APC II LLC (58.97%) &	\$34,761,935

Top Taxpayers Report

HAYSCAD

TaxYear: 2026 Taxing Units: TKY2

Appraisal

Top Taxpayer Calculations Performed as of 07/19/2026

TRZ #2 - City of Kyle: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
6	SPARROW PLUM CREEK INVESTORS LLC	\$31,000,000
7	GREY FOREST DEVELOPMENT LLC	\$28,000,000
8	PLUM CREEK ONE LLC & PLUM CREEK TWO LLC &	\$25,000,000
9	PLUM CREEK MULTIFAMILY PARTNERS LP	\$24,300,000
10	151 RIKARDSON SFR LLC	\$21,500,000
11	PEDCOR INVESTMENTS-2015-CXLV11 LP	\$16,863,680
12	KYLE DMA HOUSING LP	\$4,863,216

