

Estimated City Tax Bill Impact by Neighborhood

Neighborhood	FY25 Homestead Count	FY25 Taxable Value	FY25 City Tax Bill at 60.30¢	FY26 Taxable Value*	FY26 City Tax Bill at 67.69¢	Annual Difference	Monthly Difference
Saddlebrook	80	\$ 15,580	\$ 93.95	\$ 14,082	\$ 95.32	\$ 1.37	\$ 0.11
Wallace Addition	95	94,844	571.91	89,462	605.57	33.66	2.80
Millview East	82	99,403	599.40	93,797	634.91	35.51	2.96
East Guadalupe	41	100,023	603.14	94,387	638.90	35.77	2.98
Two Rivers East	20	109,598	660.88	103,493	700.54	39.67	3.31
Victory Gardens	166	110,035	663.51	103,908	703.35	39.84	3.32
Undefined	7	129,053	778.19	121,994	825.78	47.59	3.97
Millview West	24	130,890	789.27	123,741	837.61	48.34	4.03
Fairlawn	19	131,432	792.53	124,257	841.09	48.56	4.05
Sunset Acres	186	141,574	853.69	133,902	906.38	52.69	4.39
Dunbar	162	151,367	912.74	143,215	969.42	56.68	4.72
Blanco Gardens	186	151,501	913.55	143,342	970.29	56.73	4.73
Downtown	7	153,168	923.60	144,928	981.02	57.41	4.78
Rio Vista	136	154,213	929.90	145,921	987.74	57.84	4.82
Hills of Hays	143	195,879	1,181.15	185,546	1,255.96	74.81	6.23
Mockingbird Hills	50	196,876	1,187.16	186,494	1,262.38	75.22	6.27
Westover	162	202,958	1,223.83	192,278	1,301.53	77.69	6.47
El Camino Real	259	241,795	1,458.02	229,212	1,551.54	93.51	7.79
Blanco River Village	121	260,121	1,568.53	246,640	1,669.51	100.98	8.41
Cottonwood Creek	677	275,243	1,659.72	261,021	1,766.85	107.14	8.93
Castle Forest	303	277,639	1,674.16	263,300	1,782.28	108.11	9.01
Southwest Hills	126	280,015	1,688.49	265,559	1,797.57	109.08	9.09
Trace	356	282,100	1,701.06	267,542	1,810.99	109.93	9.16
Oak Heights	168	284,281	1,714.21	269,616	1,825.03	110.82	9.23
Hughson Heights	70	285,293	1,720.31	270,578	1,831.54	111.23	9.27
Sessom Creek	74	300,927	1,814.59	285,447	1,932.19	117.60	9.80
Whisper	290	301,009	1,815.08	285,524	1,932.71	117.63	9.80
Heritage	249	304,488	1,836.06	288,833	1,955.11	119.05	9.92
McCarty Commons	121	311,990	1,881.30	295,967	2,003.40	122.10	10.18
Holland Hills	54	326,771	1,970.43	310,024	2,098.55	128.12	10.68
Hunter's Hill	247	331,435	1,998.55	314,460	2,128.58	130.02	10.84
Tanglewood	114	334,739	2,018.47	317,601	2,149.84	131.37	10.95
Forest Hills	44	345,287	2,082.08	327,632	2,217.74	135.67	11.31
Blanco Vista	1,359	347,230	2,093.80	329,481	2,230.26	136.46	11.37
Spring Lake Hills	104	403,593	2,433.66	383,081	2,593.08	159.42	13.28
Sierra Circle	121	416,994	2,514.47	395,826	2,679.35	164.87	13.74
La Cima	385	489,412	2,951.15	464,696	3,145.53	194.37	16.20
Vista de los Santos	75	497,895	3,002.31	472,763	3,200.13	197.83	16.49
Kissing Tree	933	501,258	3,022.59	475,961	3,221.78	199.20	16.60
Willow Creek	370	515,658	3,109.42	489,656	3,314.48	205.06	17.09

*FY26 Taxable Value = FY25 Taxable Value reduced by 4.9% (Zillow Single-Family Home Value Index - values between 35-65% range)