

WHAT IS A WILDLIFE TAX VALUATION?



A Wildlife Tax Valuation is **not** just a tax exemption. It is a valuation that reduces the tax liability by ~90% (saving \$21,600/year). 10.8 of the property's 13.68 acres are confirmed Golden-Cheeked Warbler habitat. Wildlife management activities to preserve their habitat support the tax valuation.

SO WHAT?

- Valuation is grandfathered and transferable to buyers
- Difficult to attain (requires 5 year of activity before valuation is granted)
- Valuation has survived a county challenge

WHAT CAN BE DONE?

- Additional building /ADU within home site
- Expansion / build-out of home or shop
- Further development is possible while retaining the valuation (see attached)
- Front portion of property not in **Balcones Canyon-land Conservation Preserve**

WILDLIFE MANAGEMENT FEATURES

HOW TO MAINTAIN THIS POWERFUL
TAX VALUATION

HABITAT MANAGEMENT



HABITAT FEATURES

- Bluebird nest boxes (cedar, NABS-approved plans)
- Brush piles (small mammal shelter)
- Natural snags (dead trees for cavity-nesting birds)
- Native wildflower plantings (pollinator habitat)
- Native grasses - Buffalo Gramma (no irrigation needed)

MANAGED AREAS / FIXTURES

- Mature Ashe Junipers preserved (GCW nesting habitat)
- Annual cedar thinning areas (Sept-Feb only, outside nesting season)
- Invasive species control (Malta star-thistle hand-removal)
- Natural spring outlet (feeding Lime Creek)
- Stock tank w/ fish (additional water source)

ACTIVE UPKEEP

- Habitat Control - Cedar thinning
- Erosion Control - Native grass
- Predator Control - Fire ant treatment
- Supplemental Water - Spring maintenance, stock tank
- Supplemental Food - Deer feeder, bird feeders
- Supplemental Shelter - Nest boxes, brush piles, snags

DO'S DON'TS DEADLINES

HERE'S WHERE YOU COME IN
AND FOR HOW LONG



DO:

- Submit annual report
- Maintain minimum 3 qualifying activities (page 2)
- Keep detailed records of all activities
- Call sellers with **ANY** questions!

DO NOT:

- Remove mature Ashe Junipers in GCW habitat areas
- Thin cedars March-August (GCW nesting season)
- Remove brush piles, snags, or nest boxes
- Let feeders go empty for extended periods

DEADLINES:

- Clean spring outlet quarterly
- Clear out nest boxes in Oct.
- Thin cedar between Sep - Feb (outside of nesting season)
- Submit annual report by Feb. 28th every year

TOTAL TIME COMMITMENT:

Spending 2-4 hours every month beyond normal upkeep is all that is required to help maintain the habitats and fixtures that make this land special. Given the tax savings, it is well worth continuing the plans and procedures laid out by the sellers. They have included 5 years of plans and would love to coach / advise the next family.