CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA
NOTICE OF PUBLIC HEARINGS AND REGULAR MEETING
ON JULY 28, 2026

NOTICE IS HEREBY GIVEN PURSUANT TO THE REQUIREMENTS OF SECTION 551.001 *ET* SEQ., TEXAS GOVERNMENT CODE, THAT THE BOARD OF DIRECTORS OF THE CALDWELL COUNTY APPRAISAL DISTRICT WILL MEET IN REGULAR SESSION, TUESDAY, JULY 28, 2026, AT 5:00 P.M. IN THE CALDWELL COUNTY APPRAISAL DISTRICT OFFICE AT 211 BUFKIN LANE, LOCKHART, TEXAS.

THE AGENDA IS AS FOLLOWS:

CALL TO ORDER

PLEDGES OF ALLEGIANCE

REGULAR MEETING

1. Public Comments. ***At this time, comments will be taken from the audience, and comments may not exceed 6 minutes. To address the Board, please submit a Public Comment form to the Board Secretary prior to the start of the meeting.***
2. Quarterly Delinquent Tax Collection Report.
3. 911 Quarterly Report.
4. Collection Report June 2026.

DISCUSSION/ACTION

5. Consideration of and possible approval of Minutes of June 23, 2026, Meeting.
6. Consideration of and possible approval of Financial Reports of June 2026.
7. Discussion regarding resolution disapproving budget amendment to retain 2025 unspent funds for the Emergency Reserve Fund, Building Expansion and Legal Services from City of Luling.
8. Discussion regarding resolution to adopt budget amendment to retain 2025 unspent funds for the Emergency Reserve Fund, Building Expansion and Legal Services.
9. Consideration of and possible action to execute documents in connection with headquarters building refinance.
10. Consideration of and possible action regarding salary study.
11. Consideration of and possible action regarding property owner complaint against Appraisal Review Board.
12. Discussion and possible action regarding adopting the CCAD 2027/2028 Reappraisal Plan in accordance with Property Tax Code Section 6.05.
13. Chief Appraiser's Report.
    a. Appraisal update.
    b. Collection update.
14. Board requests for future agenda items. *(No action or discussion may occur during this item)*
15. Adjourn.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E, including but not limited to consultation with counsel under section 551.071 and personnel-related matters authorized by section 551.074. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA PACKET
JULY 28, 2026

CALL TO ORDER

PLEDGES OF ALLEGIANCE

REGULAR MEETING

1. Public Comments.

2. Quarterly Delinquent Tax Collection Report.
   2a-2b

3. 911 Quarterly Report.
   3a

4. Collection Report June 2026.
   4a-4b

DISCUSSION/ACTION

5. Consideration of and possible approval of Minutes of June 23, 2026, Meeting.
   5a-5b

6. Consideration of and possible approval of Financial Reports of June 2026.
   6a-6j

7. Discussion regarding resolution disapproving budget amendment to retain 2025 unspent funds for the Emergency Reserve Fund, Building Expansion and Legal Services from City of Luling.
   7a

8. Discussion regarding resolution to adopt budget amendment to retain 2025 unspent funds for the Emergency Reserve Fund, Building Expansion and Legal Services.
   8a

9. Consideration of and possible action to execute documents in connection with headquarters building refinance.

10. Consideration of and possible action regarding salary study.
    Handout

11. Consideration of and possible action regarding property owner complaint against Appraisal Review Board.
    11a

12. Discussion and possible action regarding adopting the CCAD 2027/2028 Reappraisal Plan in accordance with Property Tax Code Section 6.05.
    12a-12bb

13. Chief Appraiser's Report.
    a. Appraisal update.
    b. Collection update.

14. Board requests for future agenda items. *(No action or discussion may occur during this item)*

15. Adjourn.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
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P. O. BOX 17428
AUSTIN, TEXAS 78760

512/447-6675
FAX 512/443-3494

Michael Choate, Attorney *email to michael.choate@lgbs.com*

July 13, 2026

Mr. Alfredo Munoz, Chairman
Caldwell County Appraisal District
P.O. Box 900
Lockhart, Texas 78644

RE: Caldwell County Appraisal District Delinquent Tax Collection Report

Dear Mr. Munoz:

Attached, please find our quarterly report regarding our delinquent tax collection efforts on behalf of the Caldwell County taxing jurisdictions that we represent. During this quarter, we collected a total of **$878,847** in delinquent taxes, penalties and interest.

Delinquent Tax Collection Report

Here is a summary of the specific delinquent tax collection steps we have undertaken during the fourth quarter of the 2025-2026 tax year and the results of those actions.

New Lawsuits – During this quarter, we filed **15 new lawsuits** involving **24** properties. These suits sought the enforcement of **$270,802** in delinquent taxes, penalty and interest.

Suit Dismissal – During this quarter, we prepared and submitted notices of **non-suit in 13 suits** involving **18 property** accounts and **$493,799** in delinquent taxes, penalties and interest. A non-suit is filed once all taxes in a given suit have been paid.

Judgments – During this quarter, we held one regular trial settings. We obtained **7 judgments** involving **13** properties. These judgments sought the enforcement of **$199,505** in delinquent taxes, penalty and interest. The original docket contained 9 suits involving 18 properties. Of those, 2 suits involving 5 properties were pulled prior to trial resulting in an immediate collection of $49,924 in delinquent taxes, penalties and interest.

Tax Sales – During this quarter, we held one regular tax sale. The tax sale included **7 suits** involving **8 properties** and resulted in the immediate collection of **$65,225** in delinquent taxes, penalties and interest.

Excess Proceeds – During this quarter, we not disburse any excess proceeds.

Mass Mailing – During the fourth quarter of the collection year we conducted 2 mailings, of which, we mailed an individual demand letter to every taxpayer reminding them of their obligation to the various taxing jurisdictions and encouraging them to submit payment of their delinquent taxes.

Tax Warrants – During this quarter, we did not file any tax warrants.

Interventions – During this quarter, we did not file any interventions.

Tax Sale Results – 4th Quarter '25 – '26

No. Offered	No. Sold	No. Pulled	No. SO	Tax Revenue Generated
8	**0**	**8**	**0**	**$65,225.00**

Thank you for this opportunity to report to you concerning our activities on behalf of the taxing jurisdictions of Caldwell County that we represent. We will continue to provide this Board as much in-depth reporting as desired for those jurisdictions that we do represent. Should there be any questions concerning our efforts or any other matter related to ad valorem taxation, please do not hesitate to contact this office.

Sincerely,

Michael Choate
Attorney

cc: Shanna Ramzinski, Chief Appraiser
Caldwell County Appraisal District
P.O. Box 900
Lockhart, Texas 78644

9-1-1 Addressing

Quarterly Report
26,563 addresses on Caldwell Co 9-1-1 Map as of June 30, 2026
(+315 address points)

New Subdivisions (plat approved, addresses assigned):

- Mapped
  - Summerside *Final Phases*
    - 7 & 8
- In Progress
  - Juniper Springs Phase 8
    - Multifamily/rentals
    - 1 street continued from phase 9,
    - 9 new streets
    - 117 units
- Newly Proposed
  - Mariposa – Martindale
    - NE corner of Hwy 142 and San Marcos Hwy (Hwy 80)
    - 8 phases, approx. 100+ lots each
  - Blue Sky – Lockhart
    - Boggy Creek, Black Ankle, SH 130
    - Multiple phases – 900+ acres

June 2026 Collections Report

Collections

Current Collections (2025)		$421,047.59
Penalties & Interest		$69,070.17
	Total	$490,117.76
Delinquent Collections(2024 & Prior)		$194,652.32
Penalties & Interest		$74,976.21
	Total	$269,628.53
Total Current/Delinquent		**$759,746.29**

Current Balance(2025)

Total 2025 Levy		$101,205,885.82	
Adjustments	+	-$386,372.54	
Collections YTD	-	$94,978,949.48	**94.21%**
Balance		**$5,840,563.80**	

Delinquent Balance(2024 & Prior)

Beginning Balance		$11,396,080.33	
Adjustments	+	$203,424.89	
Collections YTD	-	$2,758,215.46	**23.78%**
Balance		**$8,841,289.76**	

***Last Year at this time, Current Collections was 94.43%**

Payment Agreements

Total Agreements(as of 1st of month)	265
New Agreements	14
Agreements Paid in Full	12
Defaulted Agreements(end of month)	4

*When agreements are defaulted, they are given to the Delinquent Tax Attorney

Payment Agreements 2026

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	259	18	19	5
February	253	27	19	8
March	253	34	27	4
April	256	25	14	8
May	259	21	11	4
June	265	14	12	4
July				
August				
September				
October				
November				
December				

CALDWELL COUNTY APPRAISAL DISTRICT
MINUTES OF PUBLIC HEARING AND REGULAR MEETING
JUNE 23, 2026

The Board of Directors of the Caldwell County Appraisal District met in regular session on June 23, 2026 at 5:00 PM in the Caldwell County appraisal District office located at 211 Bufkin Lane, Lockhart, Texas.

Those in attendance were board members Alfredo Munoz, Dr. Deirdre Williams, Linda Hinkle, Kayline Cabe, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer.

Sally Daniel in at 5:06 PM.

CALL TO ORDER at 5:00 PM.

PLEDGES OF ALLEGIANCE

PUBLIC HEARING

Item #1. Public Hearing on the 2027 Appraisal and Collection Budgets.

No public comments.

REGULAR MEETING

Item #2. Public Comments.

No public comments.

Item #3. Collection Reports May 2026.

Shanna Ramzinski presented the Collection Reports of May 2026.

DISCUSSION/ACTION

Item #4. Consideration and possible approval of Minutes of May 26, 2026, meeting.

Shanna Ramzinski presented the minutes of the May 26, 2026, meeting.

Linda Hinkle made a motion, seconded by Deirdre Williams, to accept the Minutes of the May 26, 2026, meeting.

Motion carried 4-0-0.

Item #5. Consideration of and possible approval of Financial Reports May 2026.

Shanna Ramzinski presented the Financial Reports of May 2026.

Deirdre Williams made a motion, seconded by Kayline Cabe, to accept the Financial Reports of May 2026.

Motion carried 4-0-0.

Item #6. Consideration of and possible action regarding Building Loan refinance.

Shanna Ramzinski presented an updated proposal from Government Capital for the Building Loan refinance. The issuance costs were decreased and the interest rate adjusted lower for the entirety of the loan.

Linda Hinkle made a motion, seconded by Sally Daniel, to accept the proposal from Government Capital for the Building Loan refinance.

Motion carried 5-0-0.

Item #7. Consideration of and possible action regarding salary study.

Shanna Ramzinski presented information pertaining to a salary study for the District. There was extensive discussion. Ms. Ramzinski will contact Intelligent Compensation regarding the fee for the study.

Sally Daniel made a motion, seconded by Linda Hinkle to table agenda item #7 to the next meeting.

Motion carried 5-0-0.

Item #8. Consideration and possible action regarding adopting the 2027 Appraisal and Collection budgets.

Shanna Ramzinski presented the 2027 Appraisal and Collection budgets.

Deirdre Williams made a motion, seconded by Sally Daniel, to approve the 2027 Appraisal and Collection budgets.

Motion carried 5-0-0.

Item #9. Chief Appraiser's Report.

a. Appraisal Update – ARB hearings began today and will run through July 17th; we had a total of 4,673 protests, in 2025 there were 4,186 protests; informals were held for all protests; July meeting set for 7/28 – the reappraisal plan needs to be approved by 9/15.
b. Collections Update – no update.

Item #10. Board requests for future agenda items.

Agenda Item #7 tabled for July meeting.

Item #11. Adjourn.

Linda Hinkle made a motion, seconded by Deirdre Williams to adjourn.

Motion carried 5-0-0.

Meeting adjourned at 5:27 PM.

Board Chairman	Board Secretary

Caldwell County Appraisal District

EXPENSE STATEMENT- APPRAISAL

For the Six Months Ending June 30, 2026

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
70101	CHIEF APPRAISER	$ 7,759.60	$ 46,557.60	$ 93,117.15	46,559.55	50.00
70102	DEPUTY CHIEF APPRAISER	8,044.82	48,268.92	96,537.73	48,268.81	50.00
70103	SYSTEM MGR/MAPPER	7,798.78	46,792.68	93,585.46	46,792.78	50.00
70105	SENIOR APPRAISER III	4,967.70	29,806.20	59,612.45	29,806.25	50.00
70106	SENIOR APPRAISER I	5,993.56	32,693.80	71,922.78	39,228.98	54.54
70107	SENIOR APPRAISER II	5,564.32	33,385.92	66,771.81	33,385.89	50.00
70108	FIELD APPRAISER VI	3,605.00	21,552.00	43,260.00	21,708.00	50.18
70109	FIELD APPRAISER III	5,316.66	31,899.96	63,800.00	31,900.04	50.00
70111	ADMINISTRATIVE ASST.	6,458.58	38,751.48	77,503.00	38,751.52	50.00
70112	DATA ENTRY TECHNICIAN I	4,173.24	25,039.44	50,078.86	25,039.42	50.00
70113	APPRAISAL SUPPORT TECH	4,852.48	29,114.88	58,229.67	29,114.79	50.00
70114	APPRAISAL SUPPORT CLERK	3,443.94	20,663.64	41,327.22	20,663.58	50.00
70115	DATA ENTRY TECHNICIAN II	3,062.50	16,769.73	36,750.00	19,980.27	54.37
70120	FIELD APPRAISER IV	4,472.92	23,087.52	50,675.03	27,587.51	54.44
70121	FIELD APPRAISER V	3,605.00	21,630.00	43,260.00	21,630.00	50.00
70130	PART TIME	0.00	0.00	0.00	0.00	0.00
70135	PAYROLL CONTINGENCY	0.00	3,000.00	10,500.00	7,500.00	71.43
70136	ANNUAL LONGEVITY COMPEN	0.00	0.00	12,250.00	12,250.00	100.00
	TOTAL WAGES AND SALARIES	79,119.10	469,013.77	969,181.16	500,167.39	51.61
71000	PAYROLL TAX	6,723.49	38,256.16	81,000.00	42,743.84	52.77
71002	RETIREMENT / EMPLOYER	9,723.76	57,641.92	121,000.00	63,358.08	52.36
71004	HEALTH BENEFITS	12,829.94	76,989.50	175,000.00	98,010.50	56.01
71005	WORKERS COMP	0.00	0.00	4,200.00	4,200.00	100.00
71006	UNEMPLOYMENT	(217.13)	(100.32)	4,000.00	4,100.32	102.51
	DEDUCTIONS / BENEFITS	29,060.06	172,787.26	385,200.00	212,412.74	55.14
72000	APPR ENGINEERS	22,255.00	66,765.00	92,000.00	25,235.00	27.43
72001	APPR REVIEW BOARD	5,490.81	6,740.39	30,000.00	23,259.61	77.53
72002	AUDIT	0.00	0.00	9,300.00	9,300.00	100.00
72003	BOARD OF DIRECTORS	2.07	1,884.84	3,500.00	1,615.16	46.15
72004	DATA PROCESSING SERVICES	30,310.07	118,956.21	159,400.00	40,443.79	25.37
72007	JANITORIAL SERVICES	1,073.38	3,220.14	6,600.00	3,379.86	51.21
72008	LEGAL SERVICES	5,029.25	28,731.50	35,000.00	6,268.50	17.91
72009	TITLE RESEARCH	0.00	0.00	0.00	0.00	0.00
72010	AERIAL IMAGERY	0.00	48,680.00	98,000.00	49,320.00	50.33
72011	HOMESTEAD EX ANALYSIS	0.00	20,751.74	45,000.00	24,248.26	53.89
	TOTAL SERVICES	64,160.58	295,729.82	478,800.00	183,070.18	38.24
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	0.00	1,895.00	4,300.00	2,405.00	55.93
72502	COMPUTER SUPPLIES	217.99	1,867.36	7,600.00	5,732.64	75.43
72504	EDUCATION / FEES	0.00	5,765.87	18,975.00	13,209.13	69.61
72505	INSURANCE LIABILITY	0.00	0.00	4,500.00	4,500.00	100.00
72506	INSURANCE BUILDING/ CONTE	0.00	0.00	9,000.00	9,000.00	100.00
72507	LEGAL NOTICES / PRINTING	640.30	12,063.76	28,500.00	16,436.24	57.67
72508	MAINT - HARDWARE & EQUIP	0.00	2,310.00	9,000.00	6,690.00	74.33
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	0.00	5,428.42	10,500.00	5,071.58	48.30
72511	OFFICE SUPPLIES	886.47	4,152.30	9,000.00	4,847.70	53.86
72512	POSTAGE	(31.32)	26,882.92	48,800.00	21,917.08	44.91
72513	POSTAGE METER/BOX RENTAL	1,262.53	2,893.12	6,000.00	3,106.88	51.78
72514	SUBCRIPTION & BOOKS	420.21	4,582.39	23,100.00	18,517.61	80.16
72515	RENTAL COPIER	133.47	1,818.63	2,900.00	1,081.37	37.29

6a

Caldwell County Appraisal District

EXPENSE STATEMENT- APPRAISAL

For the Six Months Ending June 30, 2026

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72516	ELECTRICITY	683.27	3,630.77	9,000.00	5,369.23	59.66
72517	TELEPHONE	1,172.95	6,400.16	14,700.00	8,299.84	56.46
72518	WATER & SEWER	157.97	1,978.50	4,700.00	2,721.50	57.90
72519	MORTGAGE	6,227.34	37,364.04	57,300.00	19,935.96	34.79
72520	BUILDING MAINT	1,996.80	3,931.36	14,500.00	10,568.64	72.89
72523	FUEL - VEHICLE	0.00	1,366.95	4,600.00	3,233.05	70.28
72524	MAINT. - VEHICLE	15.00	618.49	12,500.00	11,881.51	95.05
72525	INS - VEHICLE	0.00	0.00	3,300.00	3,300.00	100.00
	TOTAL GENERAL EXPENSES	13,782.98	124,950.04	304,025.00	179,074.96	58.90
79000	OFFICE EQUIPMENT	469.95	2,690.61	5,000.00	2,309.39	46.19
79001	COMPUTER EQUIPMENT	134.39	15,863.76	32,000.00	16,136.24	50.43
79002	BUILDING EXPENSE	27.47	1,286.61	10,000.00	8,713.39	87.13
79003	VEHICLE	0.00	0.00	0.00	0.00	0.00
79990	CONTINGENCY	0.00	0.00	10,000.00	10,000.00	100.00
	TOTAL CAPITAL INVESTMENT	631.81	19,840.98	57,000.00	37,159.02	65.19
	TOTAL EXPENSES	$ (186,754.53)	$ (1,082,321.8	$ (2,194,206.	(1,111,884.29)	50.67

Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
For the Six Months Ending June 30, 2026

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101	CHIEF APPRAISER	$ 5,173.06	$ 31,038.36	$ 62,074.85	31,036.49	50.00
90-70120	DEPUTY TAX COLLECTOR	8,044.82	48,268.92	96,537.73	48,268.81	50.00
90-70121	COLLECTION SPECIALIST I	4,645.64	27,873.84	55,747.78	27,873.94	50.00
90-70122	PUBLIC ASSISTANT II	3,304.58	19,827.48	39,655.00	19,827.52	50.00
90-70126	PUBLIC ASSISTANT I	3,585.84	21,515.04	43,030.19	21,515.15	50.00
90-70135	PAYROLL CONTINGENCY	0.00	0.00	3,200.00	3,200.00	100.00
90-70136	ANNUAL LONGEVITY COMPENSA	0.00	0.00	3,000.00	3,000.00	100.00
	TOTAL WAGES AND SALARIES	24,753.94	148,523.64	303,245.55	154,721.91	51.02
90-71000	PAYROLL TAX	1,467.30	8,803.80	24,000.00	15,196.20	63.32
90-71002	RETIREMENT/EMPLOYER	3,042.25	18,253.51	38,000.00	19,746.49	51.96
90-71004	HEALTH BENEFITS	1,892.42	11,354.52	48,900.00	37,545.48	76.78
90-71005	WORKER COMP	0.00	0.00	1,300.00	1,300.00	100.00
90-71006	UNEMPLOYMENT	0.00	37.13	3,375.00	3,337.87	98.90
	DEDUCTIONS / BENEFITS	6,401.97	38,448.96	115,575.00	77,126.04	66.73
90-72002	AUDIT	0.00	0.00	2,800.00	2,800.00	100.00
90-72004	DATA PROCESSING SERVICES	10,616.83	24,541.83	36,500.00	11,958.17	32.76
90-72005	COUNTY EMPLOYEE CONTRACT	2,119.78	11,912.93	24,000.00	12,087.07	50.36
90-72007	JANITORIAL SERVICE	320.62	961.86	2,500.00	1,538.14	61.53
90-72008	LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011	SECURITY	0.00	1,170.00	2,000.00	830.00	41.50
	TOTAL SERVICES	13,057.23	38,586.62	70,300.00	31,713.38	45.11
90-72500	BOND/ NOTARY	0.00	0.00	250.00	250.00	100.00
90-72501	MEMBERSHIP/ DUES	45.00	135.00	1,100.00	965.00	87.73
90-72502	COMPUTER SUPPLIES	0.00	811.88	2,300.00	1,488.12	64.70
90-72504	EDUCATION & FEES	0.00	217.55	7,000.00	6,782.45	96.89
90-72505	INSURANCE - LIABILITY	0.00	0.00	1,500.00	1,500.00	100.00
90-72506	INSURANCE BUILDING/CONTENT	0.00	0.00	1,850.00	1,850.00	100.00
90-72507	LEGAL NOTICES/PRINTING	0.00	0.00	17,000.00	17,000.00	100.00
90-72508	MAINT - HARDWARE/EQUIP	0.00	690.00	3,600.00	2,910.00	80.83
90-72509	MAINT - OFFICE EQUIP	1,671.83	1,671.83	2,500.00	828.17	33.13
90-72510	MILEAGE & TRAVEL	356.02	398.36	5,100.00	4,701.64	92.19
90-72511	OFFICE SUPPLIES	292.29	872.37	5,000.00	4,127.63	82.55
90-72512	POSTAGE	0.00	10,000.00	21,000.00	11,000.00	52.38
90-72513	POSTAGE METER/BOX RENTAL	377.12	864.18	2,000.00	1,135.82	56.79
90-72515	RENTAL - COPIER	82.82	542.66	1,800.00	1,257.34	69.85
90-72516	ELECTRICITY	204.09	1,100.20	3,000.00	1,899.80	63.33
90-72517	TELEPHONE	311.72	1,679.88	4,300.00	2,620.12	60.93
90-72518	WATER & SEWER	47.18	590.96	1,500.00	909.04	60.60
90-72519	MORTGAGE	1,860.12	11,160.72	17,200.00	6,039.28	35.11
90-72520	BUILDING MAINT.	78.20	495.63	4,000.00	3,504.37	87.61
	TOTAL GENERAL EXPENSES	5,326.39	31,231.22	102,000.00	70,768.78	69.38

Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
For the Six Months Ending June 30, 2026

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000	OFFICE EQUIPMENT	0.00	588.79	2,000.00	1,411.21	70.56
90-79001	COMPUTER EQUIPMENT	77.57	8,105.64	12,900.00	4,794.36	37.17
90-79002	BUILDING EXPENSE	8.20	382.22	6,000.00	5,617.78	93.63
90-79990	CONTINGENCY	0.00	0.00	5,000.00	5,000.00	100.00
	TOTAL CAPITAL INVESTMENTS	85.77	9,076.65	25,900.00	16,823.35	64.96
	TOTAL EXPENSES	$ (49,625.30)	$ (265,867.09)	$ (617,020.55	(351,153.46)	56.91

6d

Caldwell County Appraisal District
INCOME STATEMENT- APPRAISAL
For the One Month Ending January 31, 2026

		Current Month		YTD ACTUAL		YTD BUDGET	UNENCUMBERE	%
Revenues								
CITY OF LOCKHART	$	52,724.62	$	52,724.62	$	210,898.48	158,173.86	75.00
CITY OF LULING		10,335.52		10,335.52		41,342.07	31,006.55	75.00
CITY OF MARTINDALE		2,119.77		2,119.77		8,479.06	6,359.29	75.00
CITY OF MUSTANG RIDGE		914.11		914.11		3,656.45	2,742.34	75.00
CITY OF NIEDERWALD		435.28		435.28		1,741.13	1,305.85	75.00
CITY OF UHLAND		1,345.17		1,345.17		1,345.17	0.00	0.00
CALDWELL COUNTY		147,391.03		147,391.03		589,564.14	442,173.11	75.00
LOCKHART ISD		182,613.70		182,613.70		730,454.79	547,841.09	75.00
LULING ISD		29,909.80		29,909.80		119,639.21	89,729.41	75.00
PRAIRIE LEA ISD		10,064.22		10,064.22		40,256.89	30,192.67	75.00
PLUM CREEK CONS DIST		2,737.81		2,737.81		10,951.23	8,213.42	75.00
PLUM CREEK UNDERGROU		3,415.62		3,415.62		13,662.48	10,246.86	75.00
GONZALES ISD		2,829.72		2,829.72		11,318.88	8,489.16	75.00
WAELDER ISD		1,672.99		1,672.99		6,691.97	5,018.98	75.00
SAN MARCOS ISD		13,873.64		13,873.64		55,494.55	41,620.91	75.00
HAYS ISD		8,926.58		8,926.58		35,706.32	26,779.74	75.00
GONZALES COUNTY UWD		47.05		47.05		188.22	141.17	75.00
CALDWELL-HAYS ESD1		6,613.93		6,613.93		26,455.72	19,841.79	75.00
CITY OF SAN MARCOS		1,758.05		1,758.05		7,032.21	5,274.16	75.00
CALDWELL ESD #2		2,259.08		2,259.08		9,036.32	6,777.24	75.00
CALDWELL ESD #3		1,389.60		1,389.60		5,558.41	4,168.81	75.00
CALDWELL ESD #4		1,546.14		1,546.14		6,184.55	4,638.41	75.00
CALDWELL ESD #5		34,120.90		34,120.90		136,483.61	102,362.71	75.00
AUSTIN COMMUNITY COLL		25,536.80		25,536.80		102,147.20	76,610.40	75.00
CALDWELL CO MUD #2		3,774.69		3,774.69		15,098.77	11,324.08	75.00
BOLLINGER MUD		400.85		400.85		1,603.41	1,202.56	75.00
CALDWELL CO MUD #7		9.72		9.72		9.72	0.00	0.00
CALDWELL CO MUD #9		8.84		8.84		8.85	0.01	0.11
LADERA MUD		121.79		121.79		487.17	365.38	75.00
LANTANA MUD		203.18		203.18		812.70	609.52	75.00
CENTEX DRAINAGE DISTRI		474.12		474.12		1,896.47	1,422.35	75.00
Total Revenues		549,574.32		549,574.32		2,194,206.15	1,644,631.83	74.95
TOTAL BUDGET REV	**$**	**549,574.32**	**$**	**549,574.32**	**$**	**2,194,206.15**	**1,644,631.83**	**74.95**
COPIES MISC REVENUE	$	(175.00)	$	(175.00)	$	0.00	175.00	0.00
INTEREST INCOME REVENU		(1,070.89)		(1,070.89)		0.00	1,070.89	0.00
TOTAL OTHER REVENUE		**(1,245.89)**		**(1,245.89)**		**0.00**	**1,245.89**	**0.00**

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Caldwell County Appraisal District
INCOME STATEMENT- COLLECTION
For the One Month Ending January 31, 2026

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	$ 15,457.58	$ 15,457.58	$ 61,830.33	46,372.75	75.00
CITY OF LULING	3,090.42	3,090.42	12,361.67	9,271.25	75.00
CITY OF MARTINDALE	621.46	621.46	2,485.86	1,864.40	75.00
CITY OF MUSTANG RIDGE	268.00	268.00	1,071.98	803.98	75.00
CITY OF NIEDERWALD	127.61	127.61	510.46	382.85	75.00
CITY OF UHLAND	394.37	394.37	394.37	0.00	0.00
CALDWELL COUNTY	43,211.49	43,211.49	172,845.95	129,634.46	75.00
LOCKHART ISD	53,537.92	53,537.92	214,151.68	160,613.76	75.00
LULING ISD	10,202.66	10,202.66	40,810.64	30,607.98	75.00
PRAIRIE LEA ISD	3,608.10	3,608.10	14,432.40	10,824.30	75.00
PLUM CREEK CONS DIST	802.66	802.66	3,210.64	2,407.98	75.00
PLUM CREEK UNDERGROUND	1,001.38	1,001.38	4,005.51	3,004.13	75.00
GONZALES COUNTY UWD	13.80	13.80	55.18	41.38	74.99
CALDWELL-HAYS ESD1	1,939.04	1,939.04	7,756.18	5,817.14	75.00
CALDWELL ESD #2	662.31	662.31	2,649.23	1,986.92	75.00
CALDWELL ESD #3	407.40	407.40	1,629.59	1,222.19	75.00
CALDWELL ESD #4	453.29	453.29	1,813.16	1,359.87	75.00
CALDWELL ESD #5	10,003.42	10,003.42	40,013.69	30,010.27	75.00
AUSTIN COMMUNITY COLLEGE	7,486.77	7,486.77	29,947.09	22,460.32	75.00
CALDWELL CO MUD #2	1,106.65	1,106.65	4,426.59	3,319.94	75.00
BOLLINGER MUD	117.52	117.52	470.08	352.56	75.00
CALDWELL CO MUD #7	2.84	2.84	2.85	0.01	0.35
CALDWELL CO MUD #9	2.60	2.60	2.59	(0.01)	(0.39)
LADERA MUD	35.71	35.71	142.83	107.12	75.00
Total Revenues	154,555.00	154,555.00	617,020.55	462,465.55	74.95
TAX CERTIFICATES	(450.00)	(260.00)	0.00	260.00	0.00
TOTAL TAX CERT. REVENUE	(450.00)	(260.00)	0.00	260.00	0.00
TOTAL BUDGET REVENUE	**$ 155,005.00**	**$ 154,815.00**	**$ 617,020.55**	**462,205.55**	**74.91**
RETURN CHECK FEE	$ (450.00)	$ (300.00)	$ 0.00	300.00	0.00
BUS PP RENDITION PENALTY	(2,253.43)	(1,533.62)	0.00	1,533.62	0.00
OFFICE RENTAL INCOME	(200.00)	(100.00)	0.00	100.00	0.00
TOTAL OTHER REVENUE	**(2,903.43)**	**(1,933.62)**	**0.00**	**1,933.62**	**0.00**
DELINQUENT ATTORNEY FEES- L	0.00	34,726.17	0.00	(34,726.17)	0.00
DELINQUENT ATTORNEY FEES- P	0.00	3,510.95	0.00	(3,510.95)	0.00
DELINQUENT ABSTRACT FEES- L	0.00	0.00	0.00	0.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
TOTAL DELINQUENT ATTORNEY	**0.00**	**38,237.12**	**0.00**	**(38,237.12)**	**0.00**

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jul 1, 2026 to Jul 31, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
7/2/26	011585	72516	JUL 2026 ELECTRICITY (A)	724.01	
		90-72516	JUL 2026 ELECTRICITY (C)	216.26	
		72518	JUL 2026 WATER & SEWER (A)	157.97	
		90-72518	JUL 2026 WATER & SEWER (C)	47.18	
		10000	City of Lockhart		1,145.42
7/2/26	011586	72520	JUL 2026 INV #7 LAWN CARE (A)	196.35	
		90-72520	JUL 2026 INV #7 LAWN CARE (C)	58.65	
		10000	TIM PEPPER		255.00
7/2/26	011587	90-72005	JUL 2026 LULING EMPLOYEE SALARY	2,119.78	
		10000	CALDWELL COUNTY TREASURER		2,119.78
7/2/26	011588	72507	PUBLIC HEARING NOTICE FOR BUDGET	363.63	
		10000	LOCKHART POST-REGISTER		363.63
7/2/26	011589	72502	PLOTTER CARTRIDGES	419.80	
		10000	Lone Star Office Solutions		419.80
7/2/26	011590	72510	APR/MAY/JUN 2026 MILEGE REIMBURSEMENT	31.90	
		10000	Phyllis Fischer		31.90
7/2/26	011591	72508	INV #2026-Q3-CCAD COMPUTER SERVICES (A)	1,155.00	
		90-72508	INV #2026-Q3-CCAD COMPUTER SERVICES (C)	345.00	
		10000	N Metzler Consulting		1,500.00
7/8/26	011592	90-72510	PER DIEM REQUEST	150.00	
		10000	Andreanna Blaschke		150.00
7/10/26	011593	72517	JUL 2026 IPAD UNITS APPRAISERS	412.54	
		10000	AT&T Mobility		412.54
7/10/26	011594	90-72509	INV #1506605 SERV/MAINT JETSCAN SER #6086	456.00	
		10000	Cummins-Allison Corp.		456.00
7/10/26	011595	72004	PRICING DIFFERENCE FOR 2026 RENEWAL (A)	232.85	
		90-72004	PRICING DIFFERENCE FOR 2026 RENEWAL (C)	69.55	

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Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jul 1, 2026 to Jul 31, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		10000	LIFTOFF LLC		302.40
7/10/26	011596	72504	CONF REGISTRATION - SR, SM, JC	600.00	
		10000	Texas Rural Chief Appraisers, Inc		600.00
7/10/26	011597	72502	PLOTTER CARTRIDGES INV #14304	104.95	
		10000	Lone Star Office Solutions		104.95
7/10/26	011598	72511	RETURN ENVELOPES FOR MAILING	941.00	
		10000	Variverge		941.00
7/10/26	011599	72514	2026 VALUATION SERVICE - RESIDENTIAL	413.15	
		10000	MARSHALL & SWIFT		413.15
7/16/26	011605	72520	QTR 3 PEST CONTROL SERVICES (A)	75.46	
		90-72520	QTR 3 PEST CONTROL SERVICES (C)	22.54	
		10000	ABC Home & Commercial Services		98.00
7/16/26	011606	72504	CONF REGISTRATION - MDA	255.00	
		10000	Texas Rural Chief Appraisers, Inc		255.00
7/16/26	011607	60375	JUN 2026 DEL ATTY FEES	41,332.77	
		60390	JUN 2026 DEL ATTY ABST FEES	490.00	
		10000	LINEBARGER GOGGAN BLAIR SAMPSON, LLP		41,822.77
7/16/26	011608	72504	CONF REGISTRATION - MDR	255.00	
		10000	Texas Rural Chief Appraisers, Inc		255.00
7/16/26	011609	72511	WINDOW ENVELOPES (A)	557.37	
		90-72511	WINDOW ENVELOPES (C)	166.48	
		10000	BUSINESS FORM SOLUTIONS LLC		723.85
7/16/26	011610	60376	JUN 2026 DEL ATTY FEES	4,557.53	
		60391	JUN 2026 DEL ATTY ABST FEE	450.00	
		10000	Perdue, Brandon, Fielder, Collins, Mott		5,007.53

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Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jul 1, 2026 to Jul 31, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
7/16/26	011611	72002	2025 FINANCIAL STMTS AUDIT (A)	9,163.00	
		90-72002	2025 FINANCIAL STMTS AUDIT (C)	2,737.00	
		10000	Roloff, Hnatek & Co, LLP		11,900.00
7/16/26	011612	71000	2025 ANNUAL UHC PCORI FEE	53.20	
		10000	Department Of Treasury IRS		53.20
7/16/26	011613	72011	HEA SERVICES 3RD QTR	10,375.87	
		10000	LINEBARGER GOGGAN BLAIR SAMPSON, LLP		10,375.87
7/16/26	011614	72502	TONER CARTRIDGE FOR HP9000	229.95	
		10000	Lone Star Office Solutions		229.95
7/16/26	011615	72511	NOTARY STAMP; BUSINESS CDS KW	115.30	
		10000	PRINTING SOLUTIONS		115.30
7/16/26	011616	90-72510	JULY 2026 MILEAGE REIMBURSEMENT	134.06	
		10000	Andreanna Blaschke		134.06
7/22/26	011617	72007	JULY 2026 JANITORIAL SERVICES (A)	536.69	
		90-72007	JULY 2026 JANITORIAL SERVICES (C)	160.31	
		10000	JANI-KING OF AUSTIN		697.00
7/22/26	011618	72008	JUN 2026 LEGAL SERVICES	5,757.35	
		10000	LOW SWINNEY EVANS & JAMES PLLC		5,757.35
7/22/26	011619	72008	ARBITRATION FEE RABP-041647 PID 26972	1,500.00	
		10000	Roscoe L Van Zandt III		1,500.00
	Total			**88,140.45**	**88,140.45**

Caldwell County Appraisal District
General Journal
For the Period From Jun 1, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date. Report is printed with Accounts having Zero Amounts and with shortened descriptions and in Detail Format.

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt
6/5/26	10000	PF4390	AFLAC JUN 2026 INSURANCE PAY		666.14
	30027		JUN 2026 AFLAC INS PAYABLE	417.18	
	71004		JUN 2026 AFLAC CANCER - APPR	182.57	
	90-71004		JUN 2026 AFLAC CANCER - COLL	66.39	
6/5/26	10000	PF4391	BENCHMARK JUN 2026 COLL PRI		82.82
	90-72515		BENCHMARK JUN 2026 COLL PRI	82.82	
6/5/26	10000	PF4392	JUN 2026 METLIFE		1,732.67
	71004		JUN 2026 BASIC LIFE - APPR	157.94	
	90-71004		JUN 2026 BASIC LIFE - COLL	37.26	
	71004		JUN 2026 AD&D - APPR	13.65	
	90-71004		JUN 2026 AD&D - COLL	3.23	
	30027		MAY 2026 VISION PAYABLE	149.20	
	30029		MAY 2026 DENTAL PAYBLE	870.23	
	30030		MAY 2026 SUPP LIFE PAYABLE	501.16	
6/5/26	10000	PF4393	JUN 2026 UHC HEALTH INS		14,261.32
	71004		JUN 2026 UHC HEALTH INS (A)	12,475.78	
	90-71004		JUN 2026 UHC HEALTH INS (C)	1,785.54	
6/5/26	10000	PF4394	2026 2ND QTR POSTAGE METER		1,639.65
	72513		2026 2ND QTR POSTAGE METER	1,262.53	
	90-72513		2026 2ND QTR POSTAGE METER	377.12	
6/8/26	10000	PF4409	JUN 2026 MASTERCARD BILL		2,877.69
	72001		ARB	15.81	
	72003		BOD	2.07	
	72502		COMPUTER SUPPLIES (A)	217.99	
	72511		OFFICE SUPPLIES (A)	886.47	
	90-72511		OFFICE SUPPLIES (C)	292.29	
	72514		SUBSCRIPTIONS	420.21	
	72517		TELEPHONE (A)	639.79	
	90-72517		TELEPHONE (C)	191.10	
	79001		COMPUTER EQUIP (A)	134.39	
	90-79001		COMPUTER EQUIP (C)	77.57	
6/22/26	10000	PF4416	JUN 2026 CHARTER LINE CHARG		120.62
	72517		JUN 2026 CHARTER LINE CHARG	120.62	
6/22/26	10000	PF4417	JUN 2026 CHARTER LINE CHARG		120.62
	90-72517		JUN 2026 CHARTER LINE CHARG	120.62	
6/22/26	10000	PF4418	VISUAL EDGE IT APPR SUPP JUN		133.47
	72515		VISUAL EDGE IT APPR SUPP JUN	133.47	
6/22/26	10000	PF4419	JUN 2026 BUILDING LOAN PAYME		8,087.46
	72519		JUN 2026 BUILDING LOAN PAYME	6,227.34	
	90-72519		JUN 2026 BUILDING LOAN PAYME	1,860.12	
		Total		**29,722.46**	**29,722.46**

RESOLUTION NO. 2026-R-14 A RESOLUTION OF THE LULING CITY COUNCIL DISAPPROVING THE CALDWELL COUNTY APPRAISAL DISTRICT BOARD OF DIRECTOR'S PROPOSED BUDGET AMENDMENTS FOR THE DISTRICT'S 2025 AND 2026 BUDGETS AND REQUESTING REFUND OF THE CITY OF LULING'S PORTION OF THE 2025 EXCESS FUNDS

WHEREAS, the Luling City Council has reviewed and discussed the Caldwell County Appraisal District's proposed budget amendments letter dated May 28, 2026 in an open meeting and has determined that the District's proposal should be disapproved; and

WHEREAS, the District's proposal is to retain the $130,000 in excess 2025 funds and transfer said funds to the District's 2026 Emergency reserve fund in the amount of $40,000, $40,000 to the District's Building Expansion fund and in the amount of $50,000 to legal services line item; and

WHEREAS, the District's Board of Directors will consider action on the proposed budget amendments after 30 days from delivery of the correspondence dated May 28, 2026; and

WHEREAS, the Luling City Council is the governing body of a taxing unit that funds the Appraisal District that was in part the result of the excess funds of $130,000; and

WHEREAS, the Luling City Council is of the opinion that a portion of the excess funds rightfully belong to the taxpayers of the taxing entity; the City of Luling, and should be returned to the City from which the funds were generated;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LULING, TEXAS THAT:

1. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are incorporated herein as if fully set out.

2. The Luling City Council hereby disapproves the Caldwell County Appraisal District's proposed budget amendments and instructs the Luling City Secretary to have this Resolution filed with the Secretary of the Caldwell County Appraisal District Board within seven days of its adoption.

3. The Luling City Council requests that the City of Luling's proportional sum of the $130,000 in excess funds be returned to the City of Luling or credit the excess amount against the City's allocated payments for the following year in proportion to the amount of the City's allocation for the fiscal year for which the payments were made in accordance with Texas Tax Code § 6.06(j) thereby reducing the funds required to be paid by the City for the upcoming budget year. This Resolution shall take effect immediately upon is passage.

Passed and approved this 9 day of July, 2026. CITY OF LULING, TEXAS

CJ Watts

Hon. C.J. Watts, Mayor

ATTEST: Reynell Smith

Reynell Smith, City Secretary

CITY OF LULING
TEXAS
CALDWELL COUNTY

COUNTY OF CALDWELL §

STATE OF TEXAS §

RESOLUTION ADOPTING AMENDMENTS TO 2025 AND 2026 BUDGETS

WHEREAS, the Board of Directors ("Board") of the Caldwell County Appraisal District ("District") wishes to amend the 2025 and 2026 appraisal budgets by retaining excess 2025 funds in the amount of $130,000 and transferring those funds in the amount of $40,000 to the District's 2026 emergency reserve fund, $40,000 to the District's Building Expansion fund and in the amount of $50,000 to legal services, and

WHEREAS, section 6.06(c) of the Texas Tax Code requires the Secretary of the Board to deliver a written copy of any proposed amendment to the presiding officer of the governing body of each taxing unit participating in the District not later than the 30th day before the date the board acts on it.

WHEREAS, on May 26, 2026, the Board adopted that certain resolution proposing the amend the 2025 and 2026 Appraisal budgets in the manner described above and directing the Secretary of the Board to deliver a written copy of the resolution proposing to amend the 2025 and 2026 Appraisal budgets to the presiding officer of the governing body of each taxing unit participating in the District not later than the 30th day before the Board acts on this proposed amendment, and

WHEREAS, the Secretary of the Board did deliver a written copy of the resolution in accordance with Section 6.06 (c) of the Texas Tax Code,

NOW THEREFORE, BE IT RESOLVED THAT the Board hereby retains excess funds from the 2025 Appraisal budget to transfer to the 2026 appraisal budget by retaining excess 2025 funds in the amount of $130,000 and transferring those funds in the amount of $40,000 to the District's 2026 emergency reserve fund, $40,000 to the District's Building Expansion fund and in the amount of $50,000 to legal services.

ADOPTED this 28th day of July 2026. .

____
Chairman, Board of Directors

ATTEST:

____
Secretary, Board of Directors

Formal Complaint for ARB procedures

REC'D JUN 25 2026

June 25, 2026

To: Caldwell County Appraisal District – Board of Directors

211 E. Market St. Lockhart, TX 78644

From: Vincent Grasso

628 S Frio Street,

Lockhart, TX 78644

512 287-0814

Re: *Formal Grievance Regarding ARB Conduct and Procedural Irregularities*

I am writing this letter as a formal complaint to the Caldwell County Appraisal Board of Directors due to what I believe is bias within my hearing at my protest on 06/25/2026.

Prior to the starting of the hearing, the middle most member mentions to the officiator that, "due to the level of detail, we should ask him if he is a Licensed appraiser" I had to state for the record at the beginning of the hearing that I am not a Licensed Appraiser; diminishing all of the countless hours of work I had done to collect and prepare this evidence and gave the appearance of bias before I ever started with my protest. While the majority of the panel considered my material the same gentleman who mentioned the issue of credentials was the first person to make the motion against. And then while trying to explain to me the decision makes the statement, "did we just vote?" after he voted just two minutes earlier- this did not leave me feeling that I received fair treatment, I do not feel my Comps were given much weight. In addition, the group leaned heavily on the fact that I went to the informal meeting and you could hear a pin drop when the group all looked at me and asked why I did not take The Appraiser's next lower number as if my evidence held no weight only the fact that a lower number was offered and I should have taken it, no questions asked.

The sentence "due to the level of detail we should ask" implies not everyone is asked this question. This is clearly not as fair as it should be, and the group is relying on one individual who has an outsized influence on the rest of the group who cannot remember if he voted two minutes earlier. I urge the Directors to go back and watch this recording either visually or audibly of my Protest at the ARB.

Sincerely,

Vincent Grasso

Caldwell County Appraisal District

2027/2028 Reappraisal Plan

Prepared under Section 6.05 of the Texas Tax Code "to ensure adherence with generally accepted appraisal practices."" This plan is aimed to provide a complete understanding of the responsibilities of the Caldwell County Appraisal District and outline the 2027/2028 appraisal scope and activities.

Amended July 20, 2026

CALDWELL COUNTY APPRAISAL DISTRICT REAPPRAISAL PLAN 2027-2028

Prepared under Section 6.05 of the Texas Tax Code "to ensure adherence with generally accepted appraisal practices."" This plan is aimed to provide a complete understanding of the responsibilities of the Caldwell County Appraisal District and outline the 2027/2028 appraisal scope and activities.

Amended July 16, 2026

Caldwell County Appraisal District

Reappraisal Plan for Tax Years 2027 and 2028

INTRODUCTION

Scope of Responsibility

The Caldwell County Appraisal District has prepared and published this reappraisal plan and appraisal report to provide our Board of Directors, citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then, several sections describing the appraisal effort by the appraisal district.

The Caldwell County Appraisal District (CAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A member Board of Directors, appointed by the taxing units within the boundaries of Caldwell County, constitutes the district's governing body. The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for 40 jurisdictions or taxing units in the county. Each taxing unit, such as the county, city, school district, water district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals and estimated values by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations and agricultural productivity valuation.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser by July 31st requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of taxable property every three years (see addendum reappraisal schedule). Appraised values are reviewed annually and are subject to change. Business personal properties, minerals and utility properties are appraised every year.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs, and recognized appraisal methods and techniques, we compare that information with the data for similar properties, and with recent cost and market data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable.

Personnel Resources

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administration department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The appraisal department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, multi-family, business personal, mineral, utilities, and industrial. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation. Support functions including records maintenance, information, and assistance to property owners, and hearings are coordinated by personnel in support services.

The appraisal district staff consists of 18 employees with the following classifications:

- 1 -Official/Administrator (executive level administration)
- 3 -Professional (supervisory and management)
- 10 -Technicians (appraisers, program appraisers and network support)
- 4 -Administrative Support (professional, customer service, clerical and other)

Staff Education and Training

All personnel that are performing appraisal work are registered with the Texas Department of Licensing and Regulation and are required to take appraisal courses to achieve the status of Registered Professional Appraiser within five years of employment as an appraiser. After they are awarded their license, they must receive additional training of a minimum of 30 hours of continuing education units every two years. Failure to meet these minimum standards results in the termination of the employee.

Additionally, all appraisal personnel receive extensive training in data gathering processes and statistical analyses of all types of property to ensure equality and uniformity of appraisal of all types of property. On-the-job training is delivered by department managers for new appraisers and managers meet regularly with staff to introduce new procedures and regularly monitor appraisal activity to ensure that standardized appraisal procedures are being followed by all personnel.

Data

The district is responsible for establishing and maintaining approximately 48,373 accounts covering 9547 square miles within Caldwell County. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and field inspections. General trends in employment, interest rates, new construction trends, cost and market data are acquired through various sources, including internally generated questionnaires to buyers and sellers, university research centers, and market data centers and vendors.

The district has a geographic information system (GIS) that maintains cadastral maps and various layers of data and aerial photography. The district's website makes a broad range of information available for public access, including information on the appraisal process, property characteristics data, certified values, protests and appeal procedures. Downloadable files of related tax information and district forms, including exemption applications and business personal property renditions are also available.

Information Systems

The Systems Administrator and the computer mapping department manage and maintain the district's data processing facility, software applications, Internet website, and geographical information system. The district operates from a sequel server database. The Mainframe hardware/system software is Dell Power Edge T760 server with virtual servers and Workstation for GIS Mapping. The user base is networked through the mainframe using Windows Server 2025 Standard. Harris Govern provides software services for appraisal and collections applications.

SHARED OR OVERLAPPING APPRAISAL DISTRICT BOUNDARIES

As of January 1, 2008 the rules and laws pertaining to overlapping appraisal districts were changed. The appraisal districts responsibilities for the appraisal of property stops at the boundaries of the county line. This change took place per the repeal of Sec.6.025 of the Property Tax Code by Acts 2007, 80th Legislature, change 648.

INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the TPTC and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Assistance Division (PTAD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As part of this annual study, the code requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices ((METHODS and ASSISTANCE PROGRAM (MAP) review)); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analyses of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category.

There are 7 independent school districts in Caldwell CAD for which appraisal rolls are annually developed. The preliminary results of this study are released February 1 in the year following the year of appraisement. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) the following July of each year. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

Appraisal Activities

INTRODUCTION

Appraisal Responsibilities

The field appraisal staff is responsible for collecting and maintaining property characteristic data for classification, valuation, and other purposes. Accurate valuation of real and personal property by any method requires a comprehensive physical description of personal property, and land and building characteristics. This appraisal activity is responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types located within the boundaries of Caldwell County and the jurisdictions of this appraisal district. The data collection effort involves the field inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system. The appraisal opinion of value for all property located in the district is reviewed and evaluated each year.

Appraisal Resources

- Personnel -The appraisal activities are conducted by 8 appraisers.
- Data -The data used by field appraisers includes the existing property characteristic information contained in CAMA (Computer Assisted Mass Appraisal System) from the district's computer system. The field appraisers will be using a field device (iPad) to download their work assignment area and process changes and updates electronically. The field device will allow the appraiser to edit the appraisal card, see a GIS map, and take photos. All changes will be automatically updated into our CAMA system upon approval. The data may also be printed on a property record card (PRD), or personal property data sheets. Other data used includes maps, sales data, fire and damage reports, building permits, photos and actual cost and market information. Sources of information are gathered using excellent reciprocal relationships with other participants in the real estate market place. The district cultivates sources and gathers information from both buyers and sellers participating in the real estate market.

Appraisal Frequency and Method Summary

- Residential Property-Residential property is physically examined every three years with appraisers noting condition of the improvement and looking for changes that might have occurred to the property since the last on-site check. In some subdivisions where change of condition is frequent, homes are examined annually. Exterior pictures are taken of homes when property is inspected. Every subdivision is statistically analyzed annually to ensure that sales that have occurred in the subdivision during the past 12 months.
- Commercial Property-Commercial and industrial real estate is observed every three years to verify class and condition. Pictures are taken of the improvements when property is inspected. Real estate accounts are analyzed against sales of similar properties in Caldwell CAD as well as similar communities in Central Texas that have similar

economies. The income approach to value is also utilized to appraise larger valued commercial properties such as shopping centers, apartment complexes, office buildings, restaurants, motels and hotels, and other types of property that typically sell based on net operating income.

- Business Personal Property (BPP)-Business personal property is observed annually with appraisers actually going into businesses to develop quality and density observations. Blank renditions and a system-generated letter are mailed annually to existing businesses. A rendition is left for new businesses to complete. Similar businesses to a subject are analyzed annually to determine consistency of appraisal per square foot. Businesses are categorized using SIC codes. Rendition laws provide additional information on which to base values of all BPP accounts.

PRELIMINARY ANALYSIS

Data Collection/Validation

Data collection of real property involves maintaining data characteristics of the property on CAMA (Computer Assisted Mass Appraisal). The information contained in CAMA includes site characteristics, such as land size and topography, and improvement data, such as square foot of living area, year built, quality of construction, and condition. Field appraisers are required to use a property classification system that establishes uniform procedures for the correct listing of real property. All properties are coded according to a classification system. The approaches to value are structured and calibrated based on this coding system and property description and characteristics. The field appraisers use property classification references during their initial training and as a guide in the field inspection of properties. Data collection for personal property involves maintaining information on software designed to record and appraise business personal property. The type of information contained in the BPP file includes personal property such as business inventory, furniture and fixtures, machinery and equipment, with details such as cost and location. The field appraisers conducting on-site inspections use a personal property classification system during their initial training and as a guide to correctly list all personal property that is taxable.

The listing procedure utilized by the field appraisers is available in the district offices. Appraisers periodically update the classification system with input from the valuation group.

Sources of Data

The sources of data collection are through property inspection, new construction field effort, data review/relist field effort, data mailer questionnaires, hearings, sales validation field effort, commercial sales verification and field effort, newspapers and publications, Transunion data and property owner correspondence by mail or via the Internet. A principal source of data comes from building permits received from taxing jurisdictions that require property owners to take out a building permit. Otherwise, paper permits are received and matched manually with the property's tax account number for data entry. Data surveys of property owners requesting market information and property description information is also valuable data. Soil surveys and agricultural surveys of farming and ranching property owners and industry professionals are helpful for productivity value calibration. Improvement cost information is gathered from local building contractors and Marshall and Swift Valuation Service. Various income and rental surveys are performed by interviewing property managers and operators to determine operating income and expenses for investment and income producing real property.

Data review of entire neighborhoods is generally a good source for data collection. Appraisers inspect entire neighborhoods to review the accuracy of our data and identify properties that have to be relisted. The sales validation effort in real property pertains to the collection of market data for properties that have sold. In residential, the sales validation effort involves on-site inspection by field appraisers to verify the accuracy of the property characteristics and confirmation of the sales price. In commercial, the appraiser is responsible for contacting sales participants to confirm sales prices and to verify pertinent data.

Property owners are one of the best sources for identifying incorrect data that generates a field check. Frequently, the property owner provides reliable data to allow correction of records without having to send an appraiser on-site. As the district has increased the amount of information available on the Internet, property owners have the opportunity to review information on their property and forward corrections via e-mail. For the property owner without access to the Internet, letters are sometimes submitted notifying the district of inaccurate data. Properties identified in this manner are added to a work file and inspected at the earliest opportunity. Accuracy and validity in property descriptions and characteristics data is the highest goal and is stressed throughout the appraisal process from year to year. Appraisal opinion quality and validity relies on data accuracy as its foundation.

Data Collection Procedures

The appraisers are assigned specific areas throughout the district to conduct field inspections. These geographic areas of assignment are maintained for several years to enable the appraiser assigned to that area to become knowledgeable of all the factors that drive values for that specific area. Appraisers of real estate and business personal property conduct field inspections and record information on an iPad field device that holds all data dealing with the property and allows for the entry of corrections and additions that the appraiser may find in his or her field inspection.

The quality of the data used is extremely important in estimating market values of taxable property. While work performance standards are established and upheld for the various field activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers are trained in the specifics of data collection and the classification system set forth and recognized as “rules” to follow. Experienced appraisers are routinely re-trained in listing procedures prior to major field projects such as new construction, sales validation or data review. A quality assurance process exists through supervisory review of the work being performed by the field appraisers. Quality assurance supervision is charged with the responsibility of ensuring that appraisers follow listing procedures, identify training issues and provide uniform training throughout the field appraisal staff.

Data Maintenance

The field appraiser is responsible for ensuring the data on the iPad is correct and accurate before completing the property appraisal. The field appraisers will be using a field device (iPad) to download their work assignment area and process changes and updates electronically. The field device will allow the appraiser to edit the appraisal card, see a GIS map, and take photos. All changes will be automatically updated into our CAMA system upon approval. The data entry staff is responsible for the accurate and complete updating of the computer records for all field review cards turned in by the field appraisers. Data updates and file modification for property descriptions and input accuracy is conducted as the responsibility of the support staff unless the appraiser requests to review the data.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection and the CAD appraiser responsible are listed on the CAMA record or property card. If a property owner or jurisdiction dispute the district's records concerning this data during a hearing, via a telephone call or other correspondence received, the record may be corrected based on the evidence provided or an on-site inspection may be conducted. Typically, a field inspection is requested to verify this information for the current year's valuation or for the next year's valuation. Every year a field review of real property located in certain areas or neighborhoods in the jurisdiction is done during the data review/re-list field effort. A field review is performed on all personal property accounts, with available situs, each year.

In-Office Field Review

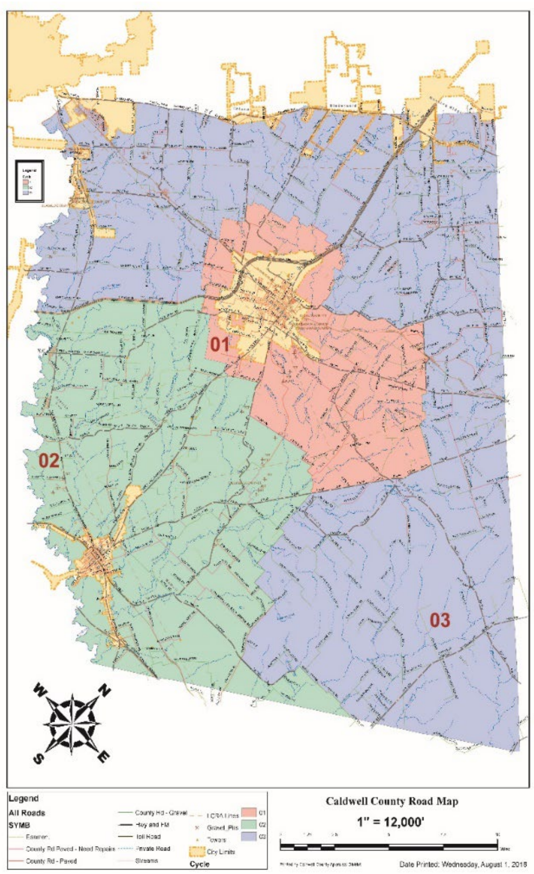
Identification of specific characteristics will be accomplished, but not limited to, review of relevant documents or through inspections. Aerial photography and the integration of the G.I.S. parcel base map with any and all layers of additional information gathered and integrated will prove helpful in identification of tracts that have unique characteristics that can be identified by an aerial observation. Additionally, staff appraisers are able to identify structures on properties with the use of a 360 oblique imagery system. This aerial imagery is update annually. The appraisers are able get a 3" to 6" aerial view from all directions. Characteristics that may be identified and accounted from these observations and integration of technology may be, but not limited to areas of flood plain, road frontages, corner locations, easement access, shape, zoning and the like. If identified, adjustments may be warranted, and shall be validated with notations on the electronic record for the future. The reviewing appraiser will document necessary information and either update the electronic records of the subject property as necessary through a mass update process (if the adjustments impact a number of properties) or submit the changes required to the data entry department in which case personnel within the data entry department will update the electronic record of the subject property. Upon completion of updating relevant parcel characteristics, administrative quality control procedures are implemented for accuracy of entry of data, as well as for objective and subjective review of the Appraisal component.

Caldwell County Appraisal District Annual Reappraisal Schedule

The county has been broken into three areas for the purpose of completing an inspection on all properties. This process will include a property by property physical inspection by staff appraisers.

This cycle will repeat every three years.

- 2026 - Area 01 = City of Lockhart, including a buffered area
- 2027 - Area 03 = Rural County Areas, less area 01 & 02
- 2028 - Area 02 = City of Luling, including a buffered area
- 2029 - Area 01 = City of Lockhart, including a buffered area



Office Review

Office reviews are completed on properties where update information has been received from the owner of the property and is considered accurate and correct. The personal property department mails property rendition forms in December of each year to assist in the annual review of the property.

PERFORMANCE TEST

The chief appraiser is responsible for conducting ratio studies and comparative analysis. Ratio studies are conducted on property located within certain neighborhoods or districts by the chief appraiser. The sale ratio and comparative analysis of sold property to appraised property forms the basis for determining the level of appraisal and market influences and factors for the neighborhood. This information is the basis for updating property valuation for the entire area of property to be evaluated. Field appraisers, in many cases, may conduct field inspections to insure the accuracy of the property descriptions at the time of sale for this study. This inspection is to insure that the ratios produced are accurate for the property sold and that appraised values utilized in the study are based on accurate property data characteristics observed at the time of sale. Also, property inspections are performed to discover if property characteristics had changed as of the sale date or subsequent to the sale date. Sale ratios should be based on the value of the property as of the date of sale not after a subsequent or substantial change was made to the property after the negotiation and agreement in price was concluded. Properly performed ratio studies are a good reflection of the level of appraisal for the district.

Residential Valuation Process

INTRODUCTION

Scope of Responsibility

The residential appraisers are responsible for estimating equal and uniform market values for residential improved and vacant property. There are approximately 19,500 residential improved single and multiple family parcels and 11,550 vacant residential properties in Caldwell County. Appraisal Resources

- Personnel -The residential appraisal staff consists of 8 appraisers. The following appraisers are responsible for estimating the market value of residential property:
  - Deputy Chief Appraiser
  - Residential & Agricultural
  - Residential & Personal Property Appraiser
  - Residential Appraiser
  - Residential Appraiser
  - Residential Appraiser
  - Residential Appraiser
  - Residential Appraiser

(All appraisers are trained to perform appraisals on residential, commercial, agricultural and business personal property)

- Data -An individualized set of data characteristics for each residential dwelling and multiple family units in this district are collected in the field and data entered to the computer. The property characteristic data drives the application of computer-assisted mass appraisal (CAMA) under the Cost, Market, and Income Approaches to property valuation.

VALUATION APPROACH

Land Analysis

Residential land valuation analysis is conducted prior to neighborhood sales analysis. The value of the land component to the property is estimated based on available market sales for comparable and competing land under similar usage. A comparison and analysis of comparable land sales is conducted based on a comparison of land characteristics found to influence the market price of land located in the neighborhood. A computerized land table file stores the land information required to consistently value individual parcels within neighborhoods given known land characteristics. Specific land influences are considered, where necessary, and depending on neighborhood and individual lot or tract characteristics, to adjust parcels outside the neighborhood norm for such factors as access, view, shape, size, and topography. The appraisers use abstraction and allocation methods to insure that estimated land values best reflect the contributory market value of the land to the overall property value.

Area Analysis

Data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources and provide the field appraiser a current economic outlook on the real estate market. Information is gleaned from real estate publications and sources such as continuing education in the form of IAAO, TAAO and TAAD classes.

Neighborhood and Market Analysis

Defining market areas in the District

The District uses the market areas of the cities of Lockhart and Luling when setting the market for Categories A, B, C, and F. The District uses a county wide market area for appraising Categories D and E.

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis is conducted on various market areas within each of the political entities known as Independent School Districts (ISD). Analysis of comparable market sales forms the basis of estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood or district. Market sales indicate the effects of these market forces and are interpreted by the appraiser into an indication of market price ranges and indications of property component change considering a given time period relative to the date of appraisal. Cost and Market Approaches to estimate value are the basic techniques utilized to interpret these sales. For multiple family properties the Income Approach to value is also considered and may be utilized to estimate an opinion of value for investment level residential property.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the property's physical, economic, governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as "delineation". Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis. Part of neighborhood analysis is the consideration of discernible patterns of growth that influence a neighborhood's individual market. Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to their stability of residential character and proximity to the workplace and other community facilities. The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. All the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are inspected and delineated based on observable in the field with aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses. Residential valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing gentrification, the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes are economic outliers, and the highest and best use of such property is the construction of new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties in these areas on a periodic basis to determine if changes in the real estate market require reassessment of the highest and best use of a select population of properties.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules

All residential parcels in the district are valued with a replacement cost estimated from identical cost schedules based on the improvement classification system using a comparative unit method. The district's residential cost schedules are estimated from Marshall and Swift, a nationally recognized cost estimator service. These cost estimates are compared with sales of new improvements and evaluated from year to year and indexed to reflect the local residential building and labor market. Costs may also be indexed for neighborhood factors and influences that affect the total replacement cost of the improvements in a smaller market area based on evidence taken from a sample of market sales.

A review of the residential cost schedule is performed annually. As part of this review and evaluation process of the estimated replacement cost, newly constructed sold properties representing various levels of quality of construction in district are considered. The property data characteristics of these properties are verified and photographs are taken of the samples. CAD replacement costs are compared against Marshall & Swift, a nationally recognized cost estimator, and the indicated replacement cost abstracted from these market sales of comparably improved structures. The results of this comparison are analyzed using statistical measures, including stratification by quality and reviewing of estimated building costs plus land to sales prices. As a result of this analysis, a new regional multiplier or economic index factor and indications of neighborhood economic factors are developed for use in the district's cost process. This new economic indexes estimated and used to adjust the district's cost schedule to be in compliance with local building costs as reflected by the local market.

Sales Information

A sales file for the storage of "snapshot" sales data at the time of sale is maintained for real property. Residential vacant land sales, along with commercial improved and vacant land sales are maintained in a sales information system. Residential improved and vacant sales are collected from a variety of sources, including: district questionnaires sent to buyer and seller, field discovery, protest hearings, various sale vendors, builders, and realtors. A system of type, source, validity and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale prices. The effect of time as an influence on price was considered by paired comparison and applied in the ratio study to the sales as indicated within each neighborhood area. Neighborhood sales reports are generated as an analysis tool for the appraiser in the development and estimation of market price ranges and property component value estimates. Abstraction and allocation of property components based on sales of similar property is an important analysis tool to interpret market sales under the cost and market approaches to value. These analysis tools help determine and estimate the effects of change, with regard to price, as indicated by sale prices for similar property within the current market.

Sales of the same property were considered and analyzed for any indication of price change attributed to a time change or influence. Property characteristics, financing, and conditions of sale were compared for each property sold in the pairing of property to isolate only the time factor as an influence on price.

Statistical Analysis

The residential valuation appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market. Ratio studies are conducted on each of the residential valuation neighborhoods in the district to judge the two primary aspects of mass appraisal accuracy--level and uniformity of value. Appraisal statistics of central tendency generated from sales ratios are evaluated and analyzed for each neighborhood. The level of appraised values is determined by the weighted mean ratio for sales of individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods.

The appraiser, through the sales ratio analysis process, reviews every neighborhood annually. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level in a neighborhood needs to be updated or whether the level of market value in a neighborhood is at an acceptable level.

Market and Cost Reconciliation and Valuation

Neighborhood analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the market and cost approaches to valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to ensure that estimated values are consistent with the market and to reconcile cost indicators. The district’s primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not particularly specified in a purely cost model.

The following equation denotes the hybrid model used:

$$MV = LV + (RCN - AD)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less accrued depreciation (AD). As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences may be observed and considered. These market, or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for locational variances between market areas or across a jurisdiction. Whereas, in accordance with the Market Approach, the estimated market value (MV) of the property equals the basic unit of property, under comparison, times the market price range per unit for sales of comparable property. For residential property, the unit of comparison is typically the price per square foot of living area or the price indicated for the improvement contribution. This analysis for the hybrid model is based on both the cost and market approaches as a correlation of indications of property valuation. A significant unknown for these two indications of value is determined to be the rate of change for the improvement contribution to total property value. The measure of change for this property component can best be reflected and based in the annualized accrued depreciation rate. This cost related factor is most appropriately measured by sales of similar property. The market approach, when improvements are abstracted from the sale price, indicates the depreciated value of the improvement component, in effect, measuring changes in accrued depreciation, a cost factor. The level of improvement contribution to the property is measured by abstraction of comparable market sales, which is the property sale price less land value. The primary unknown for the cost approach is to accurately measure accrued depreciation affecting the amount of loss attributed to the improvements as age increases and condition changes. This evaluation of cost results in the depreciated value of the improvement component based on age and condition. The evaluation of this market and cost information is the basis of reconciliation and indication of property valuation under this hybrid model.

When the appraiser reviews a neighborhood, the appraiser reviews and evaluates a ratio study that compares recent sales prices of properties, appropriately adjusted for the effects of time, within a delineated neighborhood, with the value of the properties' based on the estimated depreciated replacement cost of improvements plus land value. The calculated ratio derived from the sum of the sold properties' estimated value divided by the sum of the time adjusted sales prices indicates the neighborhood level of appraisal based on sold properties. This ratio is compared to the acceptable appraisal ratio, 96% to 100%, to determine the level of appraisal for each neighborhood. If the level of appraisal for the neighborhood is outside the acceptable range of ratios, adjustments to the neighborhood are made.

If reappraisal of the neighborhood is indicated, the appraiser analyzes available market sales, appropriately adjusted for the apparent effects of time, by market abstraction of property components. This abstraction of property components allows the appraiser to focus on the rate of change for the improvement contribution to the property by providing a basis for calculating accrued depreciation attributed to the improvement component. This impact on value is usually the most significant factor affecting property value and the most important unknown to determine by market analysis. Abstraction of the improvement component from the adjusted sale price for a property indicates the effect of overall market suggested influences and factors on the price of improvements that were a part of this property, recently sold. Comparing this indicated price or value allocation for the improvement with the estimated replacement cost new of the improvement indicates any loss in value due to accrued forms of physical, functional, or economic obsolescence. This is a market driven measure of accrued depreciation and results in a true and relevant measure of improvement marketability, particularly when based on multiple sales that indicate the trending of this rate of change over certain classes of improvements within certain neighborhoods. Based on this market analysis, the appraiser estimates the annual rate of depreciation for given improvement descriptions considering age and observed condition. Once estimated, the appraiser recalculates the improvement value of all property within the sale sample to consider and review the effects on the neighborhood sale ratio. After an acceptable level of appraisal is achieved within the sale sample, the entire neighborhood of property is recalculated utilizing the indicated depreciation rates taken from market sales. This depreciation factor is the basis for trending all improvement values and when combined with any other site improvements and land value, brings the estimated property value through the cost approach closer to actual market prices as evidenced by recent sale prices available within a given neighborhood. Therefore, based on analysis of recent sales located within a given neighborhood, estimated property values will reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The estimated property values calculated for each update neighborhood are based on market indicated factors applied uniformly to all properties within a neighborhood. Finally, with all the market-trend factors applied, a final ratio study is generated that compares recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both update and non-update neighborhoods and verifies appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

TREATMENT OF RESIDENCE HOMESTEADS

Beginning in 1998, the State of Texas implemented a constitutional classification scheme concerning the appraisal of residential property that receives a residence homestead exemption. Under that law, beginning in the second year a property receives a homestead exemption, increases in the assessed value of that property are "capped." The value for tax purposes (assessed value) of a qualified residence homestead will be the LESSER of:

- the market value; or
- the preceding year's appraised value;
    - PLUS 10 percent for each year since the property was re-appraised;
    - PLUS the value of any improvements added since the last re-appraisal.

Assessed values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the year following sale of the property and the property is appraised at its market value. January 2022 the State of Texas passed a bill that the homestead exemption can be prorated. An analogous provision applies to new homes. While a developer owns them, unoccupied residences may be partially complete and appraised as part of an inventory. This valuation is estimated using the district's land value and the percentage of completion for the improvement contribution that usually is similar to the developer's construction costs as a basis of completion on the valuation date. However, in the year following changes in completion, occupancy, or sale, they are appraised at market value.

CIRCUIT BREAKER LIMITATION

Beginning in 2024, real property valued at $5 million or less will benefit from a 20 percent limitation on the net appraised value of the property used to calculate property taxes. These properties will also have a net appraised value that will be the lesser amount of:

- last year's net appraised value PLUS 20 percent of that value PLUS the market value of all new improvements on the property OR
- this year's market value

You must own the property for at least one full calendar year (January through December) before you are eligible for a 20 percent limitation. The Texas Legislature has currently only authorized the circuit breaker limitation for the 2024, 2025, and 2026 tax years. This limitation expires December 2026.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. Sold properties are field reviewed on a monthly and periodic basis to check for accuracy of data characteristics.

Office Review

Once field review is completed, the appraiser conducts a routine valuation review of all properties as outlined in the discussion of ratio studies and market analysis. Valuation reports comparing previous values against proposed and final values are generated for all residential improved and vacant properties. The percentage of value differences are noted for each property within a delineated neighborhood allowing the appraiser to identify, research and resolve value anomalies before final appraised values are released. Previous values resulting from a hearing protest are individually reviewed to determine if the value remains appropriate for the current year.

Once the appraiser is satisfied with the level and uniformity of value for each neighborhood within his area of responsibility, the estimates of value go to notice.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study. The district ensures that the appraised values that it produces meet the standards of accuracy in several ways. Overall sales ratios are generated for each neighborhood to allow the appraiser to review general market trends within their area of responsibility and provide an indication of market appreciation over a specified period of time. The in-house computer ratio studies are designed to emulate the findings of the state comptroller's annual property value study for category 'A' property.

Management Review Process

Once the proposed value estimates are finalized, the appraiser reviews the sales ratios by neighborhood and presents pertinent valuation data, such as weighted sales ratio and pricing trends, to the appraisal supervisors and the Chief Appraiser for final review and approval. This review includes comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the tax year in question.

Commercial and Industrial Property Valuation Process

INTRODUCTION

Appraisal Responsibility

This mass appraisal assignment includes all of the commercially described real property, which falls within the responsibility of the commercial valuation appraiser of the Caldwell County Appraisal District and is located within the boundaries of this taxing jurisdiction. Caldwell County Appraisal District has contracted with Eagle Property Tax Appraisal & Consulting, Inc. to appraise all of the commercially described real property within our jurisdiction. Eagle Property Tax Appraisal & Consulting, Inc. will work with the chief appraiser in monitoring the commercial and income schedules and will make modifications as warranted to reflect current market value trends. Commercial appraisers appraise the fee simple interest of properties according to statute and court decisions. However, the effect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual basis, as is the appraisement of any non-exempt taxable fractional interests in real property (i.e. certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

- Personnel -The improved real property appraisal responsibilities are categorized according to major property types of multi-family or apartment, office, retail, warehouse and special use (i.e. hotels, hospitals and nursing homes).
- Data -The data used by the commercial appraisers includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraisers includes actual income and expense data (typically obtained through the hearings process), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed to provide additional support for market trends.

PRELIMINARY ANALYSIS

Market Study

Market studies are utilized to test new or existing procedures or valuation modifications in a limited sample of properties located in the district and are also considered and become the basis of updating whenever substantial changes in valuation are made. These studies target certain types of improved property to evaluate current market prices for rents and for sales of commercial and industrial real property. These comparable sale studies and ratio studies reveal whether the valuation system is producing accurate and reliable value estimates or whether procedural and economic modifications are required. The appraiser implements this methodology when developing cost approach, market approach, and income approach models.

Caldwell CAD coordinates its discovery and valuation activities with adjoining appraisal districts. Numerous field trips, interviews and data exchanges with adjacent appraisal districts have been conducted to ensure compliance with state statutes. In addition, Caldwell CAD administration and personnel interact with other assessment officials through professional trade organizations including the International Association of Assessing Officers, Texas Association of Appraisal Districts and the Texas Association of Assessing Officers. District staff strive to maintain appraisal skills and professionalism by continuing education in the form of courses that are offered by several professional associations such as International Association of Assessing Officers (IAAO), Texas Association of Assessing Officers (TAAO), and Texas Association of Appraisal Districts (TAAD) courses.

VALUATION APPROACH

Land Value

Commercial land is analyzed annually to compare appraised values with recent sales of land in the market area. If appraised values differ from sales prices being paid, adjustments are made to all land in that region. Generally, commercial property is appraised on a price per square foot basis. Factors are placed on individual properties based on corner influence, depth of site, shape of site, easements across site, and other factors that may influence value. The land is valued as though vacant at the highest and best use.

Area Analysis

Area data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources.

Neighborhood Analysis

The neighborhood and market areas are comprised of the land area and commercially classed properties located within the boundaries of this appraisal jurisdiction. These areas consist of a wide variety of property types including multiple-family residential, commercial and industrial. Neighborhood and area analysis involves the examination of how physical, economic, governmental and social forces and other influences may affect property values within subgroups of property locations. The effects of these forces are also used to identify, classify, and organize comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. In the mass appraisal of commercial and industrial properties these subsets of a universe of properties are generally referred to as market areas, neighborhoods, or economic areas.

Economic areas are defined by each of the improved property use types (apartment, office, retail, warehouse and special use) based upon an analysis of similar economic or market forces. These include but are not limited to similarities of rental rates, classification of projects (known as building class by area commercial market experts), date of construction, overall market activity or other pertinent influences. Economic area identification and delineation by each major property use type is the benchmark of the commercial valuation system. All income model valuation (income approach to value estimates) is economic area specific. Economic areas are periodically reviewed to determine if re-delineation is required. The geographic boundaries as well as income, occupancy and expense levels and capitalization rates by age within each economic area for all commercial use types and its corresponding income model have been estimated for these properties.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest net to land and present value of the real estate as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. For improved properties, highest and best use is evaluated as improved and as if the site were still vacant. This perspective assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, is excess land, or a different optimum use if the site were vacant. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. In many instances, the property's current use is the same as its highest and best use. This analysis insures that an accurate estimate of market value (sometimes referred to as value in exchange) is derived.

On the other hand, value in use represents the value of a property to a specific user for a specific purpose. This perspective for value may be significantly different than market value, which approximates market price under the following assumptions: (i) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (ii) well-informed buyers and sellers acting in their own best interests, (iii) a reasonable time for the transaction to take place, and (iv) payment in cash or its equivalent.

Market Analysis

A market analysis relates directly to examining market forces affecting supply and demand. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Current market activity including sales of commercial properties, new construction, new leases, lease rates, absorption rates, vacancies, allowable expenses (inclusive of replacement reserves), expense ratio trends, capitalization rate studies are analyzed to determine market ranges in price, operating costs and investment return expectations.

DATA COLLECTION / VALIDATION

Data Collection Manuals

Data collection and documentation for Commercial/Industrial property is continually updated, providing a uniform system of itemizing the multitude of components comprising improved properties. All properties located in Caldwell CAD's inventory are coded according to a specific classification system and the approaches to value are structured and calibrated based on this coding system.

Annually, after the sales of property have been researched, verified, keyed into the database, and quality control has been completed, the sales data is summarized and produced into list form. The confirmed sales reports, known as the Commercial Improved and Vacant Land sales listings, categorize the sales by property and use type, and sort the data by location and chronological order. Many of these sales are available to the public for use during protest hearings and are also used by the Caldwell CAD appraisers during the hearings process.

Sources of Data

In terms of commercial sales data, Caldwell CAD receives a copy of the deeds recorded in Caldwell County and adjoining counties that convey commercially classed properties. These deeds involving a change in commercial ownership are entered into the sales information system and researched in an attempt to obtain the pertinent sale information. Other sources of sale data include the protest hearings process and local, regional and national real estate and financial publications.

For those properties involved in a transfer of commercial ownership, a sale file is produced which begins the research and verification process. The initial step in sales verification involves a computer-generated questionnaire, which is mailed to both parties in the transaction (Grantor and Grantee). If a questionnaire is answered and returned, the documented responses are recorded into the computerized sales database system. If no information is provided, verification of many transactions is then attempted via phone calls to parties thought to be knowledgeable of the specifics of the sale. Other sources contacted are the brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local appraisers or others that may have the desired information. Finally, closing statements are often provided during the hearings process. The actual closing statement is the most reliable and preferred method of sales verification.

VALUATION ANALYSIS

Model calibration involves the process of periodically adjusting the mass appraisal formulae, tables and schedules to reflect current local market conditions. Once the models have undergone the specification process, adjustments can be made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of a mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to the current market conditions. However, at some point, if the adjustment process becomes too involved, the model calibration technique can mandate new model specifications or a revised model structure.

Cost Schedules

The cost approach to value is applied to improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on local comparable properties whenever possible. Cost models are typically developed based on the Marshall Valuation Service which indicates estimated hard or direct costs of various improvement types. Cost models include the derivation of replacement cost new (RCN) of all improvements represented within the district. These include comparative base rates, per unit adjustments and lump sum adjustments for variations in property description, design, and types of improvement construction. This approach and analysis also employ the sales comparison approach in the evaluation of soft or indirect costs of construction. Evaluating market sales of newly developed improved property is an important part of understanding total replacement cost of improvements. What total costs may be involved in the development of the property, as well as any portion of cost attributed to entrepreneurial profit can only be revealed by market analysis of pricing acceptance levels. In addition, market related land valuation for the underlying land value is important in understanding and analyzing improved sales for all development costs and for the abstraction of improvement costs for construction and development. Time and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for the cost models, locational modifiers and estimates of soft cost factors are necessary to adjust these base costs specifically for various types of improvements located in Caldwell County. Thusly, local modifiers are additional cost factors applied to replacement cost estimated by the national cost service. Estimated replacement cost new will reflect all costs of construction and development for various improvements located in Caldwell CAD as of the date of appraisal.

Accrued depreciation is the sum of all forms of loss affecting the contributory value of the improvements. It is the measured loss against replacement cost new taken from all forms of physical deterioration, functional and economic obsolescence. Accrued depreciation is estimated and developed based on losses typical for each property type at that specific age. Depreciation estimates have been implemented for what is typical of each major class of commercial property by economic life categories. Estimates of accrued depreciation have been calculated for improvements with a range of variable years expected life based on observed condition considering actual age. These estimates are continually tested to ensure they are reflective of current market conditions. The actual and effective ages of improvements are noted in CAMA. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. Effective age estimates are considered and reflected based on five levels or rankings of observed condition, given actual age.

Additional forms of depreciation such as external and/or functional obsolescence can be applied if observed. A depreciation calculation override can be used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments are typically applied to a specific condition adequacy or deficiency, property type or location and can be developed via ratio studies or other market analyses.

The result of estimating accrued depreciation and deducting that from the estimated replacement cost new of improvements indicates the estimated contributory value of the improvements. Adding the estimated land value, as if vacant, to the contributory value of the improvements indicates a property value by the cost approach. Given relevant cost estimates and market related measures of accrued depreciation, the indicated value of the property by the cost approach becomes a very reliable valuation technique.

Income Models

The income approach to value is applied to those real properties which are typically viewed by market participants as "income producing", and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market surveys conducted by the district and by information from area rent study reviews. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and local market survey trends. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. This feature may also provide for a reasonable lease-up period for multi-tenant properties, where applicable. The market derived stabilized vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an indication of estimated annual effective gross rent to the property.

Next, a secondary income or service income is considered and, if applicable, calculated as a percentage of stabilized effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income, when applicable.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements may be included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Relevant expense ratios are developed for different types of commercial property based on use and market experience. For instance, retail properties are most frequently leased on a triple-net basis, whereby the tenant is responsible for all operating expenses, such as Ad valorem taxes, insurance, and common area and property maintenance. In comparison, a general office building is most often leased on a base year expense stop. This lease type stipulates that the owner is responsible for all expenses incurred during the first year of the lease. As a result, expense ratios are implemented and estimated based on observed market experience in operating various types of commercial property.

Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment or appliances) requiring expenditures of lump sum costs. When these capital expenditures are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves. For some types of property, typical management does not reflect expensing reserves and is dependent on local and industry practices.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves when applicable) from the annual effective gross income yields an estimate of annual net operating income to the property.

Return rates and income multipliers are used to convert operating income expectations into an estimate of market value for the property under the income approach. These include income multipliers, overall capitalization rates, and discount rates. Each of these multipliers or return rates are considered and used in specific applications. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors.

Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market for individual income property types and uses. These procedures are supported and documented based on analysis of market sales for these property types.

Capitalization analysis is used in the income approach models to form an indication of value. This methodology involves the direct capitalization of net operating income as an indication of market value for a specific property. Capitalization rates applicable for direct capitalization method and yield rates for estimating terminal cap rates for discounted cash flow analysis are derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of property return expectations a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived and estimated from the built-up method (band-of-investment). This method relates to satisfying estimated market return requirements of both the debt and equity positions in a real estate investment. This information is obtained from available sales of property, local lending sources, and from real estate and financial publications.

Rent loss concessions are estimated for specific properties with vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss is calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build out allowances (for first generation space or retrofit/second generation space as appropriate) and leasing expenses are added to the rent loss estimate. The total adjusted loss from these real property operations is discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build out allowances and leasing commissions) becomes the rent loss concession and is deducted from the value indication of the property at stabilized occupancy. A variation of this technique allows a rent loss deduction to be estimated for every year that the property's actual occupancy is less than stabilized occupancy.

The Caldwell CAD will review the income approach method when requested by the property owner.

Sales Comparison (Market) Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized not only for estimating land value but also in comparing sales of similarly improved properties to parcels on the appraisal roll. As previously discussed in the Data Collection / Validation section of this report, pertinent data from actual sales of properties, both vacant and improved, is pursued throughout the year in order to obtain relevant information which can be used in all aspects of valuation. Sales of similarly improved properties can provide a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which provide the appraiser an excellent means of judging the present level and uniformity of the appraised values.

Final Valuation Schedules

Based on the market data analysis and review discussed previously in the cost, income and sales approaches, the cost and income models are calibrated and finalized. The calibration results are keyed to the schedules and models in the CAMA system for utilization on all commercial properties in the district. Market factors reflected within the cost and income approaches are evaluated and confirmed based on market sales of commercial and industrial properties. The appraisers review the cost, income, and sales comparison approaches to value for each of the types of properties with available sales information. The final valuation of a property is estimated based on reconciling these indications of value considering the weight of the market information available for evaluation and analysis in these approaches to value.

Statistical and Capitalization Analysis

Statistical analysis of final values is an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis.

Appraisal statistics of central tendency and dispersion generated from sales ratios are calculated for each property type with available sales data. These summary statistics including, but not limited to, the weighted mean, provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value of a particular property type. The level of appraised values can be determined by the weighted mean for individual properties within a specific type, and a comparison of weighted means can reflect the general level of appraised value.

The appraisers review every commercial property type annually through the sales ratio analysis process. The first phase involves ratio studies that compare the recent sales prices of properties to the appraised values of the sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the appraised values. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level of a particular property type needs to be updated in an upcoming reappraisal, or whether the level of market value is at an acceptable level.

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial and industrial income properties during the protest hearings process, as well as with information from published sources and area property managers and owners.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection, extent of that inspection, and the Caldwell County CAD appraiser responsible are listed in the CAMA system. If a property owner disputes the District's records concerning this data in a protest hearing, CAMA may be altered based on the credibility of the evidence provided. Normally, a new field check is then requested to verify this information for the current year's valuation or for the next year's valuation. In addition, if a building permit is filed for a particular property indicating a change in characteristics, that property is added to a work file for review.

Commercial appraisers are somewhat limited in the time available to field review all commercial properties of a specific use type. However, a major effort is made by appraisers to field review as many properties as possible or economic areas experiencing large numbers of remodels, renovations, or retrofits, changes in occupancy levels or rental rates, new leasing activity, new construction, or wide variations in sale prices. Additionally, the appraisers frequently field review subjective data items such as building class, quality of construction (known as cost modifiers), condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of the property. In some cases field reviews are warranted when sharp changes in occupancy or rental rate levels occur between building classes or between economic areas. With preliminary estimates of value in these targeted areas, the appraisers test computer assisted values against their own appraisal judgment. While in the field, the appraisers physically inspect sold and unsold properties for comparability and consistency of values.

Office Review

Office reviews are completed on properties subject to field inspections and are performed in compliance with the guidelines required by the existing classification system. Office reviews are typically limited by the available market data presented for final value analysis. These reviews summarize the pertinent data of each property as well as comparing the previous value to the proposed value conclusions of the various approaches to value. These evaluations and reviews show proposed value changes, income model attributes or overrides, economic factor (cost overrides) and special factors affecting the property valuation such as new construction status, and a three years sales history (USPAP property history requirement for non-residential property). The appraiser may review methodology for appropriateness to ascertain that it was completed in accordance with USPAP or more stringent statutory and district policies. This review is performed after preliminary ratio statistics have been applied. If the ratio statistics are generally acceptable overall the review process is focused primarily on locating skewed results on an individual basis. Previous values resulting from protest hearings are individually reviewed to determine if the value remains appropriate for the current year based on market conditions. Each appraiser's review is limited to properties in their area of responsibility by property type (improved) or geographic area (commercial vacant land).

Once the appraiser is satisfied with the level and uniformity of value for each commercial property within their area of responsibility, the estimates of value go to noticing. Each parcel is subjected to the value parameters appropriate for its use type.

PERFORMANCE TESTS

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market prices. In a ratio study, market values (value in exchange) are typically represented with the range of sale prices, i.e. a sales ratio study. Independent, expert appraisals may also be used to represent market values in a ratio study, i.e. an appraisal ratio study. If there are not enough examples of market price to provide necessary representativeness, independent appraisals can be used as indicators for market value. This can be particularly useful for commercial or industrial real property for which sales are limited. In addition, appraisal ratio studies can be used for properties statutorily not appraised at market value, but reflect the use-value requirement. An example of this are multi-family housing projects subject to subsidized rent provisions or other governmental guarantees as provided by legislative statutes (affordable housing) or agricultural lands to be appraised on the basis of productivity or use value.

Caldwell CAD has adopted the policies of the IAAO STANDARD ON RATIO STUDIES, circa July 1999 regarding its ratio study standards and practices. Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4) stratification, (5) statistical analysis, and (6) evaluation and application of the results.

Sales Ratio Studies

Sales ratio studies are an integral part of estimating equitable and accurate market values, and ultimately property assessments for these taxing jurisdictions. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritizing selected groups of property types for reappraisal; identification of potential problems with appraisal procedures; assist in market analyses; and, to calibrate models used to estimate appraised values during valuation or reappraisal cycles. However, these studies cannot be used to judge the accuracy of an individual property appraised value. The Caldwell County Appraisal Review Board may make individual value adjustments based on unequal appraisal (ratio) protest evidence submitted on a case-by-case basis during the hearing process.

Overall sales ratios are generated by use type semi-annually (or more often in specific areas) to allow appraisers to review general market trends in their area of responsibility and for the Property Value Study from the Property Tax Division of the Comptroller's Office. In many cases, field checks may be conducted to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

Comparative Appraisal Analysis

The commercial appraiser performs an average unit value comparison in addition to a traditional ratio study. These studies are performed on commercially classed properties by property use type (such as apartment, office, retail and warehouse usage or special use). The objective to this evaluation is to determine appraisal performance of sold and unsold properties. Appraiser's average unit prices of sales and average unit appraised values of the same parcels and the comparison of average value changes of sold and unsold properties. These studies are conducted on substrata such as building class and on properties located within various economic areas. In this way, overall appraisal performance is evaluated geographically, by specific property type to discern whether sold parcels have been selectively appraised. When sold parcels and unsold parcels are appraised equally, the average unit values are similar. These sales and equity studies are performed prior to final appraisal and to annual noticing.

Business Personal Property Valuation Process

INTRODUCTION

Appraisal Responsibility

There are four different personal property types appraised by Eagle Property Tax Appraisal and Consulting personal property section: Business Personal Property accounts; leased assets; vehicles and aircraft; and multi-location assets.

- Personnel -The personal property staff consists of 1 appraiser and no support staff. There are 2 backup appraisers that help during the busy portion of the year when renditions are being submitted
- Data -A common set of data characteristics for each personal property account in Caldwell CAD is collected in the field. The personal property appraisers collect the field data and maintain electronic property files making updates and changes gathered from field inspections, newspapers, property renditions, sales tax permit listing and interviews with property owners.

VALUATION APPROACH

SIC Code Analysis

Business personal property is classified and utilizes a three-digit numeric codes, called Standard Industrial Classification (SIC) codes that were developed by the federal government to describe property. These classifications are used by Caldwell CAD to classify personal property by business type.

SIC code identification and delineation is the cornerstone of the personal property valuation system at the district. All the personal property analysis work done in association with the personal property valuation process is SIC code specific. SIC codes are delineated based on observable aspects of homogeneity and business use.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the greatest income and the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of personal property is normally its current use.

DATA COLLECTION/VALIDATION

Data Collection Procedures

Personal property data collection procedures are published and distributed to all appraisers involved in the appraisal and valuation of personal property. The appraisal procedures are reviewed and revised to meet the changing requirements of field data collection.

Sources of Data

- Business Personal Property
  - The district's property characteristic data was collected through a massive field data collection effort coordinated by the district over the recent past and from property owner renditions. From year to year, reevaluation activities permit district appraisers to collect new data via an annual field inspection. This project results in the discovery of new businesses, changes in ownership, relocation of businesses, and closures of businesses not revealed through other sources. Tax assessors, city and local newspapers, and the public often provide the district information regarding new personal property and other useful facts related to property valuation.

- Vehicles
  - An outside vendor provides Caldwell CAD with a listing of vehicles within the jurisdiction. The vendor develops this listing from the Texas Department of Transportation (TxDOT) Title and Registration Division records. Other sources of data include property owner renditions and field inspections.

- Leased and Multi-Location Assets
  - The primary source of leased and multi-location assets is property owner renditions of property. Other sources of data include field inspections.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

Cost schedules are developed based on the Property Tax Division of the Comptroller's Office and by district personal property valuation appraisers. The cost schedules are developed by analyzing cost data from property owner renditions, hearings, state schedules, and published cost guides. The cost schedules are reviewed as necessary to conform to changing market conditions. The schedules are typically in a price per square foot format, but some exception SIC's are in an alternate price per unit format, such as per room for hotels.

Statistical Analysis

Summary statistics including, but not limited to, the median, weighted mean, and standard deviation provide the appraisers with an analytical tool by which to determine both the level and uniformity of appraised value by SIC code. Review of the standard deviation can discern appraisal uniformity within SIC codes.

Depreciation Schedule and Trending Factors:

- Business Personal Property
  - Caldwell CAD's primary approach to the valuation of business personal property is the cost approach. The replacement cost new (RCN) is either developed from property owner reported historical cost or from CAD developed valuation models. The trending factors used by the CAD to develop RCN are based on published valuation guides. The percent good depreciation factors used by Caldwell CAD are also based on published valuation guides. The index factors and percent good depreciation factors are used to develop present value factors (PVF), by year of acquisition, as follows:

PVF = INDEX FACTOR x PERCENT GOOD FACTOR

The PVF is used as an "express" calculation in the cost approach. The PVF is applied to reported historical cost as follows:

MARKET VALUE ESTIMATE = PVF x HISTORICAL COST

This mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent within the market and reflect current economic pressures of supply and demand.

- Vehicles
  - Value estimates for vehicles are provided by an outside vendor and are based on Blue Book published values, and there are also considerations available for high mileage. Vehicles that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.

- Leased and Multi Location Assets
  - Leased and multi-location assets are valued using the PVF schedules mentioned above. If the asset to be valued in this category is a vehicle, then we use a list provided by a vendor named 'Just Texas', which provides a vehicle listing with values that are used. Assets that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.

INDIVIDUAL VALUE REVIEW PROCEDURES

Office Review

Business Personal Property

A district valuation computer program exists in a mainframe environment that identifies accounts in need of review based on a variety of conditions. Property owner renditions, accounts with field or other data changes, accounts with prior hearings, new accounts, and SIC cost table changes are all considered. The accounts are processed by the valuation program and pass or fail preset tolerance parameters by comparing appraised values to prior year and model values. The appraisers review accounts that fail the tolerance parameters.

PERFORMANCE TESTS

Ratio Studies

Each year the Property Tax Division of the state comptroller's office conducts a property value study (PVS). The PVS is a ratio study used to gauge appraisal district performance. Results from the PVS play a part in school funding. Rather than a sales ratio study, the personal property PVS is a ratio study using state cost and depreciation schedules to develop comparative personal property values. These values are then compared to Caldwell CAD's personal property values and ratios are indicated.

Industrial Real Property Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3A" attached

Industrial Personal Property Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3B" attached

Utility Property Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3C" attached

Minerals (Oil and Gas Reserves) Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3D" attached

LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed. Some interior inspections of property appraised were performed at the request of the property owner and required by the district for clarification purposes and to correct property descriptions.
3. Validation of sales transactions was attempted through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.

Insert Pages from Capitol Appraisal group starting here.

MASS APPRAISAL REPORT

OIL AND GAS RESERVES

APPRAISED BY CAPITOL APPRAISAL GROUP

2027-2028

Overview

Capitol Appraisal Group, LLC. (CAGI) contracts with Appraisal Districts and other governmental entities to appraise all oil & gas subsurface, producing, mineral interests within the purview of the entity. The contractual purpose is to estimate market value as defined in Section 1.04 of the Texas Property Tax Code as of January 1 of each year and report these values to the entity. The results of our work are used as part of the tax base upon which property taxes are levied. Each mineral interest is listed on the appraisal roll separately from other interests in the minerals-in-place in conformance with the Texas Property Tax Code Sec. 25.12. Subsurface mineral rights are not susceptible to physical inspection. This condition creates the need to invoke the **Departure Provision** as Requested by the 2003 edition of the Uniform Standards of Professional Appraisal Practice Standards Rule 6-7 (f). However, the inability to physically examine the sub-surface mineral rights does not appreciably affect the appraisal process or the quality of the results.

Assumptions and Limiting Factors

All appraisals are subject to the following:

1. Title to the property is assumed to be good and marketable and the ownership interest and legal description is assumed to be correct.
2. No responsibility for legal matters is assumed. Properties are appraised as if free and clear of any encumbrance and operated under responsible ownership and competent management.
3. Not every property is inspected every year.
4. All information in the appraisal documents has been obtained by Capitol Appraisal Group's employees or through other reliable sources.
5. The appraisals were prepared exclusively for ad valorem tax purposes

Data Collection

Data on the properties appraised are collected from regulatory agencies, such as the Texas Railroad Commission and the Texas Comptroller of Public Accounts, from submissions by the property operator or owner(s), or from other sources. **Submitted data from operators, taxpayers and/or their agents on the appraised properties are considered "rendition statements" and, as such, are confidential data, subject to Sec. 22.27 of the Texas Property Tax Code.** Additional data are obtained through published sources, regulatory reports, public investment reports, licensed data services, service for fee organizations and through comparable properties, if any. The state of Texas is a non-disclosure state and thus many forms of information, pertinent to the value of the properties, are not available to the appraiser.

Valuation and Analysis

The Income Method of Appraisal, as described in Section 23.012 of the Texas Property Tax Code, is the principal appraisal method used. The Market Data Comparison Method of Appraisal (section 23.013) and the Cost Method of Appraisal (section 23.011) are considered. Industry averages of reserve replacement cost and acquisition cost are used for comparative purposes. The non-disclosure nature of the laws of Texas makes market data comparison unreliable. However, if within the scope of Capitol's work assignment market sales disclosures on interests are available, then those data is considered. The nearly exclusive reliance on the income approach, using the discounted cash flow (DCF) technique adjusted for specific property risk and market conditions, is typical of the oil and gas industry. Fee for service organizations are used for survey data with respect to price expectations and discount rates, and licensed data services are used for Industry indicators detailing costs, income, acquisitions costs in dollars per barrel of oil equivalent ($/BOE), finding and development costs ($/BOE) and reserve replacement costs ($/BOE) for over 100 E&P companies.

Due to the demands of Section 23.175 of the Texas Property Tax Code and the Texas Constitution, Capitol Appraisal Group, Inc. takes great care to not appraise properties in excess of their fair market value. We analyze a segment of the Petroleum Producing E&P market, determining the impact on their stock and debt value of the pricing requirements of Sec. 23.175 and also the pricing that could be reasonably anticipated from the market. Capitol Appraisal Group Inc.'s opinion of oil and gas prices is guided by the market's anticipation of those prices through the futures market, oil and gas stock prices and oil and gas industry indexes. A base discount rate is developed using the Securities and Exchange Commission (SEC) 10k Standard Measure of Value, Before Federal Income Tax (BFIT), for a grouping of 20 Exploration and Production (E&P) companies, and then matching their 10k Standard Measure of Value (BFIT), reserves and costs, through a discounted cash flow (DCF) technique. This reserve and cost match is used with Capitol's developed pricing scenario and Section 23.175 pricing directives to determine a discount rate necessary to equal the stock and debt value of the companies, as of January 1 for a given tax year.

The Weighted Average Cost of Capital (WACC) technique is also performed for a subset of these companies grouped according to the Petroleum Producing Industry Exploration and Production companies used in the *The Valueline Investment Survey*. These separate pricing scenarios and the resulting discount rates derived from using the aforementioned stock and debt techniques are applied to the universe of oil and gas properties we appraise. In seeking to avoid appraising any oil and gas property **above** its fair cash market value, Capitol Appraisal employs a market adjustment factor (MAF) to its base discount rate in order to apply property specific risk(s). These factors, which create a wide range of discount rates for the properties that Capitol appraises, are necessary to equitably evaluate disparate leases with respect to remaining reserves, price and costs. By performing two DCF income approach appraisals on each property, Capitol Appraisal provides clients with our opinion of market value, while always endeavoring to guard against appraising a mineral lease at greater than its fair cash market value. [A **jurisdictional exception** to the Discounted Cash Flow technique, as this process is described in the Statement on Appraisal Standards #2, 2003 edition of the Uniform Standards of Professional Appraisal Practice, must be taken. Section 23.175(a) of the Texas Property Tax Code both specifies the directives concerning oil and gas pricing that appraisal districts in Texas must follow and also that each appraisal district must adhere to procedure and methodology contained in manuals developed by the Property Tax Division (PTD) of the Texas Comptroller of Public Accounts. Because adherence to this Property Tax Code directive, without discretion, can result in values greater than fair cash market value, we must express caution.]

The resulting oil and gas lease value is then allocated to each owner on the lease based upon his fractional mineral ownership interest. Royalty and working interests have different impacts on their respective values, since only working interests bear the costs of lease operation. Therefore royalty mineral interest owner's values are allocated from 100% of the appraised royalty value of the lease, according to their fractional royalty interest, while the working interest owner's value(s) are allocated from 100% of the determined working interest value of the lease, according to their fractional working interest.

Review and Testing

Each year we review the estimated market value for each mineral property appraised according to its year-to-year value change and also to industry expected payouts and income indicators. We also examine income projected to be received with the previous year's income and test that income against the lease's appraised value. Market value for income producing properties is a multiple of its monthly or annual income. Our experience through the years indicates that values typically vary within in a range of 2-5 times income, provided all appropriate income factors have been appropriately identified. Periodic reassignment of properties among appraisers and review of appraisals by a more experienced appraiser also contribute to the review process.

Application of appraisal-to-sales ratios is another method for measuring performance. However, single property sales or sales of interest(s) within a property remain difficult to obtain due Texas' disclosure laws. Furthermore many market transactions are normally for multiple properties in multiple areas and include both real and personal property, tangible and intangible. We access licensed databases providing statistical data for company and property sales to compare our efforts. We also measure our performance through comparison of valid single-property market transactions, if any, that are submitted for staff review. Lastly, Capitol Appraisal's mineral appraisal values are subject to review each year in the Property Value Study conducted by the Property Tax Division of the Texas Comptroller of Public Accounts. The Property Tax Division's review as well as comparisons to industry transactions and to single-property market value sales (when available), indicate the validity of the models, techniques and assumptions used.

MASS APPRAISAL REPORT

UTILITY, RAILROAD, AND PIPELINE PROPERTIES

APPRAISED BY CAPITOL APPRAISAL GROUP, INC.

2027-2028

Overview

This type of property consists of operating property, excluding land, owned by utility, railroad, and pipeline companies, and related personal property and improvements. Capitol Appraisal Group, Inc. is contracted to reappraise this type of property according to the scope of work in the normal course of business of the client consistent with the Uniform Standards of Professional Appraisal Practice guidelines. The completed appraisals are all retrospective in nature. The purpose of the appraisals is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec. 1.04). “Market value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The effective date of the appraisals is January 1 of the year for which this report is submitted unless the property owner or agent has applied for and been granted September 1 inventory valuation as allowed by Section 23.12(f) of the Texas Property Tax Code. The date of this report is April 20 of the tax year for which it is submitted.

The client for the mass appraisal is the Texas appraisal district named on the last page of this report. The intended users of this report are the client and the property owners of the client appraisal district

The appraisal results will be used as the tax base upon which a property tax will be levied. The properties are appraised in fee simple in conformance with the Texas Property Tax Code Sec. 25.06. This is a jurisdictional exception to Standards Rule 6-5 (c) comment of the Uniform Standards of Professional Appraisal Practice 2008. A listing of the utility, railroad, and pipeline properties appraised by Capitol Appraisal Group, Inc. for the appraisal district is available at the appraisal district office. Such utility, railroad, and pipeline properties that are susceptible to inspection (e.g. compressor stations, pump stations, buildings, and power plants) are normally re-inspected at least every three years.

Capitol’s utility, railroad, and pipeline appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. The appraisal staff stays abreast of current trends affecting utility, railroad, and pipeline properties through review of published materials, attendance at conferences, course work, and continuing education. All appraisers are registered with the Texas Board of Tax Professional Examiners.

Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not Requested to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property every year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of Capitol Appraisal Group's staff or by other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.
8. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore no representations are made as to these matters unless specifically considered in an individual appraisal.

Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the varied nature of utility, railroad, and pipeline properties there is no standard data collection form or manual.

Valuation Approach and Analysis

For all pipelines a value is calculated using a Replacement Cost New Less Depreciation (RCNLD) model. This involves first calculating the cost of building a new pipeline of equal utility using current prices. The Replacement Cost New (RCN) is a function of location, length, diameter, and composition. Depreciation is then subtracted from RCN to produce the final value estimate. Depreciation is defined as the loss of value resulting from any cause. The three common forms of depreciation are physical, functional, and economic. Physical depreciation is accounted for on the basis of the age of the subject pipeline. Functional and economic obsolescence (depreciation) can be estimated through the use of survivor curves or other normative techniques. Specific calculations to estimate abnormal functional and/or economic obsolescence can be made on the basis of the typical utilization of the subject pipeline.

After deductions from RCN have been made for all three forms of depreciation the remainder is the RCNLD or cost approach model indicator of value.

In addition to the RCNLD indicator, a unit value model may also be used for those pipelines for which appropriate income statements and balance sheets are also available. Generally, this model is used for those pipelines that by regulation are considered to be common carriers. The unit value model must be calculated for the entire pipeline system.

The unit value model typically involves an income approach to value and a rate base cost approach. The income approach is based on a projection of expected future typical net operating income (NOI). The projected NOI is discounted to a present worth using a current cost of capital that is both typical of the industry and reflective of the risks inherent in the subject property. The unit value model cost approach is typically an estimation of the current rate base of the subject pipeline (total investment less book depreciation allowed under the current form of regulation). An additional calculation is made to detect and estimate economic obsolescence. Any economic obsolescence is deducted from the rate base cost less book depreciation to achieve a final cost indicator. The unit value model may also include a stock and debt approach in lieu of a market data approach. The stock and debt approach involves finding the total value of the owner's liabilities (equity and debt) and assuming that they are equal to the value of the assets. The two (or three, if the stock and debt approach is included) unit value indicators are then reconciled into a final unit appraisal model indicator of value. The unit value must then be reconciled with the RCNLD model indicator of value for the entire pipeline system being appraised. The final correlated value of the system can then be allocated among the various components of the system to determine the tax roll value for each pipeline segment.

Utility and railroad properties are appraised in a manner similar to pipeline except the RCNLD model is not used. For all three types of property (utility, railroad, and pipeline) the appraiser must first form an opinion of highest and best use. If the highest and best use of the operating property is the current use under current regulation, the unit value model is considered highly appropriate. If the highest and best use is something different, then the RCNLD model may be more appropriate.

Compressor stations, pump stations, improvements, and related facilities are appraised using a replacement cost new less depreciation model.

Model calibration in the RCNLD model involves the selection of the appropriate service life for each type or class of property. Further calibration can occur through the use of utilization or through-put data provided by the owner or agent. Model calibration in the unit value cost approach involves the selection of the appropriate items to include in the rate base calculation and selection of the best measure of obsolescence, if any. Income approach calibration involves the selection of the cost of capital or discount rate appropriate to the type of property being appraised as well as adjusting the projected income stream to reflect the individual characteristics of the subject property. Model calibration in the stock and debt approach involves allocating sales prices of debt and equity to reflect the contribution to value of the operating property of the subject company.

The mathematical form of each model is described below.

RCNLD Approach

RCN
-PD
-FO
<u>-EO</u>
=RCNLD Indicator of Value

Where:
RCN = Replacement or Reproduction Cost New
PD = Physical Depreciation
FO = Functional Obsolescence
EO = Economic Obsolescence

Unit Cost Approach

OC
-AD
<u>-EO</u>
=Unit Cost Approach Indicator of Value

Where:
OC = Original Cost
AD = Allowed Depreciation
EO = Economic Obsolescence

Unit Income Approach

PGR
-VCL
-FE
<u>-VE</u>
NOI

NOI/R = Income Indicator of Value

Where:
PGR = Potential Gross Rent
VCL = Vacancy and Collection Loss
FE = Fixed Expenses
VE = Variable Expenses
R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI
NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 - n = Income Indicator of Value

Where:
NOI = Net Operating Income
DF = Discount Factor
PW = Present Worth
n = Last year of holding period

Stock and Debt Approach

MVE
<u>+MVD</u>
=Market Value of Assets

Where:
MVE = Market value of Equity
MVD = Market value of Debt

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Land valuation for utility and pipeline properties is the responsibility of appraisal district staff as is the highest and best use analysis of the site. Sites are analyzed for highest and best use as though they were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use. Railroad corridor land is included in the appraisal of the operating property. The highest and best use of railroad corridor land is presumed to be as operating property. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

The rate-base cost approach, stock and debt approach, and income approach models must be reduced by the value of the land in order to arrive at a value of improvements, personal property, and other operating property.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal to sales ratios are the preferred method for measuring performance, however sales are very infrequent. Furthermore, market transactions normally occur for multiple sites and include both real and personal property, tangible and intangible, making analysis difficult and subjective. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Appraisal results are tested annually by the Property Tax Division of the Texas Comptroller's Office. The Comptroller's review as well as comparisons with single-property appraisals indicate the validity of the models as well as the calibration techniques employed.

MASS APPRAISAL REPORT

INDUSTRIAL PROPERTY

APPRAISED BY CAPITOL APPRAISAL GROUP

2027-2028

Overview

This type of property consists of processing facilities and related personal property. Capitol Appraisal Group, Inc. is contracted to reappraise this type of property according to the scope of work in the normal course of business of the client consistent with the Uniform Standards of Professional Appraisal Practice guidelines. The completed appraisals are all retrospective in nature. The purpose of the appraisals is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec. 1.04). “Market value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The effective date of the appraisals is January 1 of the year for which this report is submitted unless the property owner or agent has applied for and been granted September 1 inventory valuation as allowed by Section 23.12(f) of the Texas Property Tax Code. The date of this report is April 20 of the tax year for which it is submitted.

The client for the mass appraisal is the Texas appraisal district named on the last page of this report. The intended users of this report are the client and the property owners of the client appraisal district.

The appraisal results will be used as the tax base upon which a property tax will be levied. The properties are appraised in fee simple in conformance with the Texas Property Tax Code Sec. 25.06. This is a jurisdictional exception to the Standards Rule 6-5 © Comment of the Uniform Standards of Professional Appraisal Practice 2008. A listing of the industrial properties appraised by Capitol Appraisal Group, Inc. for the appraisal district is available at the appraisal district office. Industrial properties are normally re-inspected annually.

Documents relevant to an understanding of these appraisals include the confidential rendition, if any, filed with the appraisal district by the owner or agent of the property; other reports described in the Texas Property Tax Code; asset lists and other confidential data supplied by the owner or agent; the General Appraisal Manual adopted by the Texas Comptroller of Public Accounts; Property Assessment Valuation published by the International Association of Assessing Officers and adopted by the Texas Comptroller of Public Accounts; and Engineering Valuation and Depreciation by Marston, Winfrey, and Hempstead; and the Texas Property Tax Code.

Capitol’s industrial appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. Industrial appraisal staff stays abreast of current trends affecting industrial properties through review of published materials, attendance at conferences, course work, and continuing education. All industrial appraisers are registered with the Texas Board of Tax Professional Examiners.

Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not requested to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property every year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of Capitol Appraisal Group's staff or by other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.
8. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore no representations are made as to these matters unless specifically considered in an individual appraisal.

Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties, if any. Due to the unique nature of many industrial properties there is no standard data collection form or manual.

Valuation Approach and Analysis

Industrial properties are appraised using replacement/reproduction cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Reproduction costs are based on actual investment in the subject or comparable properties adjusted for typical changes in cost over time. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization and income data for the subject property justify such. Income Approach models (direct capitalization and discounted cash flow) are also used when economic and/or subject property income information is available. Capitalization and discount rates are based on published capital costs for the industry of the subject property. A market data model based on typical selling prices per unit of capacity is also used when appropriate market sales information is available.

Because cost information is the most readily available type of data, the cost approach model is always considered and used. If sufficient data is available either of both of the other two models may also be considered and used. The market data and income approach models may need to be reduced by the value of the land in order to arrive at a value of improvements and personal property.

Model calibration in the cost approach involves the selection of the appropriate service life for each type or class of property. Further calibration can occur through the use of utilization or through-put data provided by the owner or agent. Income approach calibration involves the selection of the cost of capital or discount rate appropriate to the type of property being appraised as well as adjusting the projected income stream to reflect the individual characteristics of the subject property. Model calibration in the market data approach involves adjusting sales prices of comparable properties to reflect the individual characteristics of the subject property.

The mathematical form of each model is described below.

Cost Approach

RCN
-PD
-FO
<u>-EO</u>
=Cost Indicator of Value

Where:
RCN = Replacement or Reproduction Cost New
PD = Physical Depreciation
FO = Functional Obsolescence
EO = Economic Obsolescence

Income Approach

PGR
-VCL
-FE
<u>-VE</u>
NOI

NOI/R = Income Indicator of Value

Where:
NOI = Net Operating Income
PGR = Potential Gross Rent
VCL = Vacancy and Collection Loss
FE = Fixed Expenses
VE = Variable Expenses
R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI
NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 - n = Income Indicator of Value

Where:
DF = Discount Factor
PW = Present Worth
n = Last year of holding period

Market Data Approach

ASPCP/U = PU
PU x SU = Market Data Indicator of Value

Where:
ASPCP = Adjusted Sales Price of Comparable Property
U = Unit of comparison
PU = Price per Unit of comparison
ASPU = Adjusted Sales Price per Unit of comparison
SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property and that are based on the most reliable data while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Land valuation for industrial properties is the responsibility of appraisal district staff as is the highest and best use analysis of the site. Sites are analyzed for highest and best use as though they were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal-to-sales ratios are the preferred method for measuring performance, however sales are very infrequent. Furthermore, market transactions normally occur for multiple sites and include both real and personal property, tangible and intangible, making analysis difficult and subjective. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Lastly, Capitol Appraisal Group's industrial appraisal methods and procedures are subject to review by the Property Tax Division of the Texas Comptroller's office. The Comptroller's review as well as comparisons with single-property appraisals indicate the validity of the models and the calibration techniques employed.

MASS APPRAISAL REPORT

BUSINESS PERSONAL PROPERTY

APPRAISED BY CAPITOL APPRAISAL GROUP

2027-2028

<u>Overview</u>

This type of property consists of tangible personal property owned by a business or individual for the purpose of producing an income. The Uniform Standards of Professional Appraisal practice define personal property as “identifiable portable and tangible objects which are considered by the general public as being “personal,” e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all property that is not classified as real estate.”. The Texas Property Tax Code (Sec. 1.04(5)) defines tangible personal property as “…personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value.” The Texas Property Tax Code (Sec. 1.04(4)) defines personal property as “…property that is not real property.”

Capitol Appraisal Group, Inc. is contracted to reappraise this type of property according to the scope of work in the normal course of business of the client consistent with the Uniform Standards of Professional Appraisal Practice guidelines. The completed appraisals are all retrospective in nature. The purpose of the appraisals is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec. 1.04). “Market value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

A separate definition of the value of inventory is found in the Texas Property Tax Code (Sec. 23.12(a)), “…the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business.” Additionally, some inventories may qualify for appraisal as of September 1 in accordance with the provisions of Texas Property Tax Code Section 23.12(f).

The effective date of the appraisals is January 1 of the year for which this report is submitted unless the property owner or agent has applied for and been granted September 1 inventory valuation as allowed by Section 23.12(f) of the Texas Property Tax Code. The date of this report is April 20 of the tax year for which it is submitted.

The client for the mass appraisal is the Texas appraisal district named on the last page of this report. The intended users of this report are the client and the property owners of the client appraisal district.

The appraisal results will be used as the tax base upon which a property tax will be levied. A listing of the personal property appraised by Capitol Appraisal Group, Inc. for the appraisal district is available at the appraisal district office. Personal property is normally re-inspected annually.

Documents relevant to an understanding of these appraisals include the confidential rendition, if any, filed with the appraisal district by the owner or agent of the property; other reports described in the Texas Property tax Code; asset lists and other confidential data supplied by the owner or agent; Property Assessment Valuation published by the International Association of Assessing Officers and adopted by the Texas Comptroller of Public Accounts; and Engineering Valuation and Depreciation by Marston, Winfrey, and Hempstead; and the Texas Property Tax Code.

Capitol's personal property appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. Personal property appraisal staff stays abreast of current trends affecting personal property through review of published materials, attendance at conferences, course work, and continuing education. All personal property appraisers are registered with the Texas Board of Tax Professional Examiners.

Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not Requested to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property every year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of Capitol Appraisal Group's staff or by other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.

Data Collection and Validation

Data on the subject properties are collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the multitude of personal property types there is no standard data collection form or manual.

Valuation Approach and Analysis

Personal property is appraised using replacement/reproduction cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Reproduction costs are based on actual investment in the subject or comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization and income data for the subject property justify such. Income Approach models (direct capitalization and discounted cash flow) are also used when economic and/or subject property income information is available. Capitalization and discount rates are based on published capital costs for the industry of the subject property. A value estimate derived from an income approach model in which the operating income of a business was capitalized must be reduced by the value of any real property in order to arrive at the value of the operating personal property. A market data model based on typical selling prices per item or unit of capacity is also used when appropriate market sales information is available. In the case of some personal property types, such as licensed vehicles, market data from published pricing guides is used to construct a market value model. In other cases, models are based on sales information available through published sources or through private sources.

Because cost information is the most readily available type of data, the cost approach model is always considered and used. If sufficient data is available either of both of the other two models may also be considered and used. The market data and income approach models may need to be reduced by the value of the land in order to arrive at a value of improvements and personal property.

Model calibration in the cost approach involves the selection of the appropriate service life for each type or class of property. Further calibration can occur through the use of utilization or through-put data provided by the owner or agent. Income approach calibration involves the selection of the cost of capital or discount rate appropriate to the type of property being appraised as well as adjusting the projected income stream to reflect the individual characteristics of the subject property. Model calibration in the market data approach involves adjusting sales prices of comparable properties to reflect the individual characteristics of the subject property.

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A variation of the income model is:

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NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 - n = Income Indicator of Value

Where:
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Where:
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SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property and that are based on the most reliable data while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Highest and best use analysis of personal property is based on the likelihood of the continued use of the personal property in its current and/or intended use. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal-to-sales ratios are the preferred method for measuring performance and are used when possible. However sales for some types of personal property are very infrequent. Furthermore, many market transactions occur for multiple sites and include both real and personal property, tangible and intangible, making analysis difficult and subjective. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Lastly, Capitol Appraisal Group's industrial appraisal methods and procedures for real and personal property are subject to review by the Property Tax Division of the Texas Comptroller's office. The Comptroller's review as well as appraisal-to-sale ratios and comparisons with single-property appraisals indicate the validity of the models and the calibration techniques employed. Commercial personal property appraised by Capitol Appraisal Group, Inc. is not subject to a methods and procedures review however it is included in the Property Tax Division's annual ratio study with satisfactory results.