MASS APPRAISAL SUMMARY REPORT

2025

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INTRODUCTION

The purpose of this summary report is to aid the taxpaying public in better understanding the methods and techniques utilized by the Austin County Appraisal District (ACAD) in the valuation and revaluation of taxable property within Austin County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2025. Austin CAD maintains detailed appraisal manuals for appraisal use.

Austin CAD is a County Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within the District's boundaries. Austin County is one of the oldest counties in Texas, Covering 663 square miles in the southeast Texas. Austin CAD consists of eighteen taxing entities named below:

> Austin County
> Bellville Independent School District
> Brazos Independent School District (part)
> Sealy Independent School District
> Columbus Independent School District (part)
> Brenham Independent School District (part)
> Burton Independent School District (part)
> City of Bellville
> City of Sealy
> City of Wallis
> City of Brazos Country
> Town of San Felipe
> Bellville Hospital District
> Austin County Emergency Service District #1
> Austin County Emergency Service District #2
> Austin County Emergency Service District #3
> MUD #1
> MUD #2

Current state law, set out in Section 6.02 (a) of the Texas Property Tax Code, mandates that appraisal district boundaries are the same as the county's boundaries.

ASSUMPTIONS AND LIMITING CONDITIONS

Austin CAD has taken reasonable steps to secure adequate funding; however fiscal restraints do impact the mass appraisal process. Limited resources and personnel are available to perform the appraisals; therefore, it is not possible to physically inspect every

property included on the appraisal roll. When physical inspections were conducted on real property, they were generally performed with exterior review only. It is assumed that the interior conditions are consistent with the exterior condition. When physical inspections were made for the valuation of personal property, inspections were made of the entire facility if allowed by the owner or management of the business.

This mass appraisal has been made under the following additional assumptions and limiting conditions:

- It is assumed that the title to the properties is good and merchantable.
- No liability is assumed for matters of a legal nature.
- Assumptions made in the report are based on the best knowledge and judgment of the appraiser and are believed to be typical of the market.
- All properties are appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated.
- Existence of hazardous materials or other adverse environmental conditions are not considered, unless otherwise indicated.
- Any drawings, photographs, plans, or plats are assumed to be correct and are included solely to assist in visualizing the property.
- It is assumed that there is full compliance with all applicable federal, state, and local regulations and laws, unless otherwise noted.
- No responsibility is assumed for hidden or unapparent conditions in the property that may affect its value.
- It is assumed that all required licenses, certificates of occupancy, consents or other administrative authority from local, state or federal governments can be obtained or renewed for any use on which the value estimate contained in this report is based.
- A specific survey and analysis of properties to determine compliance with the provisions of the Americans with Disabilities Act has not been performed and possible non-compliance has not been considered in valuing these properties.
- While it is believed all information included in the appraisal is correct and accurate; the appraiser does not guarantee such.

This report may not be used for any purpose or by any person other than the party to which it is addressed without the written permission of the Austin County Appraisal District.

USPAP

The chief appraiser is the chief administrative and executive officer of the appraisal district. The chief appraiser employs and directs the district's staff, oversees all aspects of the appraisal district's operations and performs either directly or through the district

staff a variety of operations. The district employs six staff members who 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 (TDLR). Support functions including records maintenance, information and assistance to property owners, and hearings are coordinated by personnel in support services.

The chief appraiser's appraisal responsibilities include, but not limited to:
1. Discover, list and appraise all property within the CAD
2. Determine exemptions and special use requests
3. Organize periodic reappraisals
4. Notify taxpayers, taxing units and the public about matters that affect property values

Austin CAD contracts with Pritchard & Abbott, Inc., an appraisal firm, to appraise minerals, industrial plants, pipelines, industrial personal property and utilities within the boundaries of the appraisal district. The district uses computer software provided by Paragon, (Pritchard & Abbott, Inc.) for the data processing of all appraisal records.

As of April 30, 2025, the appraisal roll for Austin County Appraisal District indicates a total of 50,595 parcels. The breakdown by category is as follows:

Category A	Residential	9,210
Category B	Multi-Family Residential	119
Category C	Vacant Lots	1,663
Category D	Rural Farm	12,916
Category E	Rural Improvements & Non- Qualified Ag Land	4,952
Category F	Commercial / Industrial	977
Category G	Minerals	11,098
Category J	Industrial / Utilities	374
Category L	Personal Property	1,362
Category M	Mobile Homes, Aircraft, Other	2,103
Category O	Real, Inventory	365
Category S	Special Inventory	25
Category X	Exempt Parcels	5,430

Some agricultural parcels will be counted in category E & D.

VALUATION APPROACH

Market Value

Market value for purposes of this mass appraisal is defined by the Texas Property Tax Code, §1.04(7), which states:

> "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.

In regards to inventory held as part of a business, §23.12(a) of the Texas Property Tax Code further provides, in part; "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."

The effective date of appraisals is January 1 with the exception of inventory, which may be appraised at its market value as of September 1. To receive the September 1 appraisal date, a taxpayer must file an application by July 31.

The purpose of and intended use of the appraisals performed by the Austin County Appraisal District is to estimate market value for ad valorem tax purposes for the taxing entities located within the boundaries of Austin County Appraisal District. It is the goal of the staff of the Austin County Appraisal District to provide the best possible service to the tax paying public and the taxing entities. The Austin County Appraisal District staff promotes and adheres to the professional standards and ethics as set forth by the Texas Department of Licensing and Regulation, Texas Association of Appraisal Districts, Texas Association of Assessing Officers, and the International Association of Assessing Officers (IAAO).

AREA ANALYSIS

Overview of Types of Properties Appraised

There are four major categories of property appraised by the Austin County Appraisal District. These categories are:

Real: Residential (both single family and multi-family)
Commercial/Industrial
Vacant Lots (both residential and commercial)
Vacant rural land
Rural land with improvements

Personal: Income producing business personal property
Industrial business personal properties

Minerals: Oil, Gas and Minerals

Utilities: Water System Companies (Real & Personal)
Natural Gas Companies (Real & Personal)
Electric Companies (Real & Personal)
Telephone Companies (Real & Personal)
Railroads (Real & Personal)
Pipelines (Real & Personal)
Cable TV (Real & Personal)

The Property Tax Assistance Division of the State Comptroller's Office requires properties to be identified by type using a standard identification code. The codes currently used by the Austin County Appraisal District are as follows:

Code	Description
A1	Residential Single Family
A2	Residential Mobile Homes
B1	Multi-family Duplex, Triplex, Fourplex
B2	Multi-family Apartments
C1	Vacant platted lots / tracts
D1	Qualified Ag Land
D2	Farm / Ranch Improvements on Qualified Ag Land
E1	Farm / Ranch Improvements
E2	Farm / Ranch Improvements – Mobile Homes
E3	Non-Qualified Ag Land
F1	Commercial Real
F2	Industrial Real
G1	Oil, Gas, Minerals
J1	Water System Companies (Real & Personal)
J2	Natural Gas Companies (Real & Personal)
J3	Electric Companies (Real & Personal)
J4	Telephone Companies (Real & Personal)
J5	Railroads (Real & Personal)
J6	Pipelines (Real & Personal)
J7	Cable TV (Real & Personal)

J8	Other Type of Utility
L1	Commercial Business Personal Property
L2	Industrial Business Personal Property
M1	Personal Property Mobile Home
O	Real Property Inventory
S	Special Inventory
X	Totally exempt properties

Highest and Best Use Analysis

The highest and best use of real estate is defined as the most reasonable and probable use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible and the most profitable of the potential uses. The appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

In order to complete the highest and best use analysis of a property, the appraiser must estimate the highest and best use as if the land were vacant. This estimate ignores the value of and the restrictions created by existing improvements. It is the highest value the land could have if it were available for any legal, physically possible and economically feasible kind of development.

In determining the highest and best use, preliminary judgments are made in the field by the appraiser. The appraiser is normally aware of zoning regulations within physical boundaries of the county.

Austin County Appraisal District property appraisal cards contain information regarding lot size and frontage that allow the appraiser to make judgments on the highest and best use of sites in the field. Economically feasible and most profitable uses are determined by observing surrounding property. However, changes in property use require a more detailed and technical highest and best use analysis. These studies are performed in the office.

Market Analysis

National, regional, and local trends affect the universe of properties appraised in Austin County. An awareness of social, economic, governmental, and environmental conditions is essential in understanding, analyzing, and identifying local trends that affect the real estate market.

Market analysis is performed throughout the year. Both general and specific data is collected and analyzed. An in-house ratio study is conducted at least once a year.

Examples of sources of general data include The Real Estate Center at Texas A&M University and their various publications, *The Appraiser* published by The Texas Association of Appraisal Districts, and the *TAN Magazine* published by the Texas Association of Assessing Officers. When possible, local sources such as lending institutions, local realtors, the Chamber of Commerce, and articles published in the local and area newspapers are used to obtain financing information, market trends and information, demographics, and labor statistics.

Sales information is received from various sources. Sales confirmation letters are mailed to each buyer and seller when a property changes hand. In addition, sales information is obtained from local realtors, fee/land appraisers, and lending institutions.

County deed records are regularly checked for new real estate transactions. Austin CAD uses county deed records to generate sales confirmation letters for each buyer and seller to obtain detailed information on the sale. Because full sales disclosure is not mandatory in the State of Texas, only a small percentage of letters are returned with useful information. This is a serious problem in that there is usually inadequate sales data to perform as thorough an analysis of sales data as USPAP would require. However, every effort is made to use what data is available. The Property Tax Assistance Division also sends out sales letters and that data is made available to the appraisal district at least once a year.

Austin County Appraisal District currently does reappraisals on a five-year basis. The reappraisal includes the inspection of properties and the updating of all information on the properties. Sales and market analysis are performed each year on residential properties, as information is available. Each year new properties are inspected, measured and added to the roll. In addition, building permits are obtained and changes to property records are made accordingly. Individual properties are also reappraised with changes to the condition as the property warrants, for example, fire, remodeling, or an addition or demolition of a portion of the improvement. Refer to the ***Austin County Appraisal District Reappraisal Plan for Years 2025-2026*** for further information on reappraisal requirements.

When performing field work, the appraiser carries property record cards that contain specific information regarding the property being appraised. These cards contain brief legal descriptions, ownership interests, property use codes, property addresses, land size, sketches of improvements as well as any available detailed information of the improvements. A copy of a property record card may be obtained at the appraisal office.

Field inspections require the appraiser to check all information on the property record cards and to update if necessary. If physical inspection of the property indicates changes to improvements, the appraiser notes these changes in the field. Examples of types of changes may be condition or effective age of the improvements as well as additions to

the improvements. The classification of residential properties is also reviewed during the revaluation process. New improvements are also added at this time.

DATA COLLECTION AND VALIDATION

Data Collection and Sources

Austin County Appraisal District cost and value schedules include land and residential improvements. Residential schedules are built and maintained using current market (sales) data. Commercial schedules are developed by using information from Marshall & Swift Valuation Services and local factor adjustments. Personal property schedules reflect information obtained from national valuation publications, business personal property renditions and on-site inspections. Marshall & Swift Valuation Service is a nationally recognized source for residential and commercial cost information. Cost manuals are based on cost per square foot and also the unit in place method. The unit in place method involves estimating cost by using actual building components. Marshall and Swift provide the base price of buildings as per classification with modifications for equipment and additional items. The schedule is then modified for time and location. Business personal property renditions are confidential sources of information filed by business owners, however, data from renditions may be compared with data from cost manuals and used to test for accuracy.

Data on individual properties is also collected from the field, compiled, and analyzed. Buildings and other improvements are inspected in the field, measured, and classified. The appraiser estimates the age and determines the condition of the improvements. This data is used to compile depreciation (loss of value), and any notes pertaining to the improvements are made at this time.

Currently, single family dwellings are classified for quality and type of construction, whether frame or brick veneer. The classifications range from a class Cheap to a class Excellent. Cheap is the most basic of structures using the poorest quality materials and lowest workmanship while an Excellent structure is of the highest possible quality using only the best of materials and the highest and best quality workmanship available. For any dwelling that exceeds the general description of the top-most classification, a special class is assigned.

Age of building is used to estimate depreciation and based on effective age of the improvements. Effective age is the age the property appears to be due to maintenance and upkeep. Effective age for a house that is properly maintained may be its actual or chronological age. However, if a structure suffers from deferred maintenance due to neglect, its effective age may be older than the actual age. In contrast, if a house is an

older structure and has been remodeled or updated, its effective age may be less than its actual age.

Depreciation is also estimated by condition of the improvements. Condition ranges from poor to excellent. Appraisals are based on exterior observations, however, if the taxpayer requests, an interior inspection may be made.

Foundation failure may occur in varying degrees and may also result in loss of value. The appraiser makes allowances, aided by the cost to repair, for foundation problems on a case-by-case basis.

Additional depreciation may be estimated for a variety of reasons including functional obsolescence resulting from bad floor plans or out of date construction methods. Economic obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property. Examples of economic obsolescence may be proximity to correctional facilities, or routing of heavy traffic through a neighborhood.

Valuation Analysis

Austin County Appraisal District valuation schedules are divided into three main classifications: residential, commercial, and personal property. These schedules are based on the most current market and cost data available. Miscellaneous special categories such as mobile homes, special inventory, and agricultural land are appraised using different techniques, which are addressed later in this report. Depreciation tables/schedules are also included within these schedules. These tables are calibrated from costs as well as sales data and updated as needed. These tables and schedules are included in Austin CAD's appraisal manuals. Austin CAD utilizes a properly specified and calibrated computer assisted mass appraisal model (CAMA) developed by its software vendor that values individual property characteristics based on their contributory value to the total property value. Contributory value for each property segment (characteristic) is determined by sales analysis and local building costs. The model accesses appraisal cost schedules for each segment developed and maintained by Austin CAD and calculates a total market value for each property.

Residential Schedules

Residential valuation schedules are cost based tables modified by actual sales data from the county. That is, the cost reflects actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is

extracted from the market by paired sales analysis and conversations with local chief appraisers and brokers.

The residential schedule is based on the size, age, and condition of structure, quality of construction, contributory value of extra items and land value. Each of these variables has a direct impact on the cost as well as the property. The following is an example of each of the variables and how they affect market value:

- Quality of construction: Residential construction may vary greatly in quality of construction. The type of construction affects the quality and cost of material used, the quality of the workmanship as well as the attention paid to detail. The cost and value of residential property will vary greatly depending on the quality of the construction. Austin County Appraisal District's residential schedules currently class houses based on quality of construction ranging from Excellent (highest) to Cheap (lowest). Within class, the CAD can recognize above or below average attributes by imposing a plus (+) or minus (-) factor.

- Size of structure: The size of a structure also has a direct impact on its cost as well as value. The larger the structure, the less the cost per square foot. Austin County Appraisal District's schedules are designed using linear regression based on square footages.

- Condition of improvements: Austin County Appraisal District captures the condition of real improvements via its classification codes Poor to Excellent, with Poor being unusable and Excellent representing excellent or superior condition.

- Age of structure: Age is the primary factor when determining residential depreciation. Effective age and chronological age may be the same or different depending on the condition of the structure.

- Extra items: As stated above, extra items are valued according to their contributory value to the whole. Examples of extra items include storage buildings, swimming pools, fireplaces, additional baths, etc.

- Land value: Austin County Appraisal District values land based on market data. Other recognized methods of land valuation may be used when market data is limited. The two most common methods are the land residual method and the land ratio method. Land schedules are available at the appraisal district office.

Commercial Schedules

Commercial properties are valued using valid market transactions in the area, along with Marshall and Swift Valuation schedules for commercial property. Replacement cost new

is determined and then adjusted for location. Depreciation is then applied using physical observation of the property.

Personal Property Schedules

The personal property schedules value business furniture, fixtures, and equipment as well as inventory that are taxable by law. Business vehicles located within the appraisal district boundaries are also appraised for ad valorem tax purposes.

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their income producing personal property each year. Rendered values are used on business personal property if the value is reasonable for the type of business when compared to similar business renditions and personal property cost schedules. Should the rendered values not be accepted, personal property is appraised using current cost schedules. Value on all business personal property not rendered is established using cost schedules for the type of business being valued. Depreciation is determined by the age of the property and its expected life. Schedules are available in the appraisal district office.

Business vehicles are valued based on *The Automobile Red Book* trade-in value for the particular make, model, and age of the vehicle. The trade-in value may also be obtained from Kelly Blue Book or other web-sites available on the internet. When adverse factors such as high mileage are known, then the appropriate adjustments are made to the value. The Austin County Appraisal District uses data obtained from the Austin County Tax Assessor/Collector for vehicles that are registered in the county.

Statistical Analysis

Statistics are a way to analyze data and study characteristics of a collection of properties. In general, it is not feasible to study the entire population. Statistics are used to test representative samples of the population.

Austin County Appraisal District's statistical analysis for real estate is based on measures of central tendency and measures of variability. The measure of central tendency determines the center of a distribution. The measures of central tendency utilized with the aid of computer-based programs are the mean, median, mode, and the weighted mean.

Austin CAD measures variability by calculating a coefficient of dispersion (COD). The COD is used to indicate the spread from the measure of central tendency. Statistical bias is measured by the price related differential (PRD). The PRD indicates how high price properties are appraised in relation to low price properties.

These statistics are included in the district's ratio studies and may be obtained from the appraisal office.

Individual Value Review Procedures

In order for comparable sales data to be considered reliable it must contain a sales date, sales price, financing information, tract size and details of the improvements. Sales data is gathered by sending sales letters to the buyers and sellers of properties when deeds are filed with the county clerk. Commercial sales are confirmed from the direct parties involved whenever possible. Local realtors, fee/land appraisers and lending institutions are also considered reliable sources for sales confirmation. Austin CAD utilizes comparable sales analysis to ensure that sold properties are not valued differently than unsold properties. Sales are adjusted to reflect a January 1 market value, as are unsold properties.

Sales data is compiled, and the improved properties are physically inspected and photographed. All data listed on the property record card is verified and updated as needed including building classification, building size, and additions or new out-buildings, condition of structures and any type of change in data or characteristics that would affect the value of the property.

Individual sales are analyzed to meet the test of market value. Austin CAD adheres to IAAO's *Standard on Sales Verification* and only considers arms-length transactions as indicators of current market values. Examples of sales typically not considered good indicators of market value are:

- Properties acquired through foreclosures or auction.
- Properties sold between relatives.
- The buyer or the seller is under duress and may be compelled to sell or purchase.
- Financing may be non-typical or below or above prevailing market rates.
- Outliers – Sales may be unusually high or low when compared with typical sales in the same market.
- Property purchased through an estate.
- Sales involving intangibles or personal property that cannot be verified.

Due to the population size and nature of Austin County, it is often difficult to obtain sufficient sales data to meet USPAP standards for analysis of sales and exception is taken to USPAP Standard 6 in this area.

Performance Tests

Sales ratio studies are used to evaluate the district's mass appraisal performance. These studies not only provide a measure of performance but also are an excellent means of

improving mass appraisal performance. Austin County Appraisal District uses ratio studies not only to aid in the revaluation of properties, but also to test the Comptroller's Property Tax Assistance Division property value study results.

Sales ratio studies are usually performed in the spring of the year to test cost schedules. They may also be performed at any other time deemed appropriate by the chief appraiser. Prior to running the ratio reports, individual properties which have sold are reviewed for appraisal accuracy. Property record cards indicating the results of the field inspections are used to further aid in the analysis and decision making.

Ratio studies are generally calculated countywide and by school district for each category of property having enough sales data. Residential sales are also analyzed by construction type and class. Austin CAD's goal is to achieve appraisal accuracy between .95 and 1.05 percent of market value and adjusts its cost and value schedules accordingly. The coefficient of dispersion is also studied to indicate how tight the ratios are in relation to measures of central tendency. The median and coefficient of dispersion are good indicators of the types of changes, if any, that need to be made. If properties that fall outside of the common parameters (referred to as outliers) are held out or not included in the study, these properties shall be identified, and explanations given for their exclusion from the ratio study.
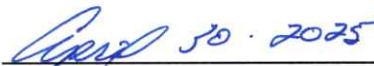
STAFF PROVIDING SIGNIFICANT MASS APPRAISAL ASSISTANCE

Name	Title	Level	TDLR #
Greg Cook	Chief Appraiser	RPA	72026
Jason Ames	Deputy Chief	RPA	73908
Michelle Mitchell	Director of Appraisal	RPA	69596
Barbie Lunsford	Director of Operations	RPA	74154
Amy Herbrig	Appraiser	RPA	76814
Brandee Tiemann	Deed Clerk	N/A	N/A
Pritchard & Abbott	Commercial	RPA	various
Pritchard & Abbott	MIUP	RPA	various

CERTIFICATION STATEMENT

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.

- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the properties that are the subject of this report, except for those properties that are personally owned, and I have no personal interest with respect to the parties involved.

- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

- I may not have made a personal inspection of each property subject of this report.

_____   _April 30 . 2025_
Greg Cook, Chief Appraiser   Date
Austin County Appraisal District