



Guadalupe Appraisal District

Mass Appraisal Report

2024

Before making copies, some information related to confidential information shall need to be redacted.

Confidential Information

Please be advised that pursuant to Texas Government Code Section 552.149(a), “Information relating to real property sales prices, descriptions, characteristics, and other related information received from a private entity by the comptroller or the chief appraiser of an appraisal district under Chapter 6, Tax Code, is excepted from the requirements of Section 552.021.”

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GUADALUPE APPRAISAL DISTRICT

2024 Mass Appraisal Report

INTRODUCTION

Scope of Responsibility

The Guadalupe Appraisal District has prepared and published this report to provide our citizens and property owners with a better understanding of the district's responsibilities, activities, and results of mass appraisal for the January 1st appraisal date. This report has several parts: a general introduction and several sections describing the appraisal efforts and results by the appraisal district and staff.

The Guadalupe Appraisal District (GAD) is a political subdivision of the state of Texas created effective January 1, 1980. The provisions of the Texas Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A board of directors, appointed by the taxing units within the boundaries of Guadalupe 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 33 jurisdictions in the district. Each jurisdiction, such as the county, a city, school district, or municipal utility district sets its own tax rates to generate revenue to pay for public services provided by the unit to the public. Appraisals established by the appraisal district allocate the year's tax burden based on each taxable property's January 1st market value. The GAD also determines eligibility for partial property tax exemptions such as homestead, disabled veteran's homestead, over 65, disability, and disabled veterans. As well, the GAD also determines eligibility for absolute exemptions, for religious organization, and qualifying charitable organizations that are also specifically outlined in the Texas Tax Code.

The Guadalupe Appraisal District does not perform assessment or collection functions for any taxing units.

The collection and assessment function are determined by the taxing unit itself. It should be noted that there could be the situation that the County portion of ad-valorem taxes is assessed and collected by the Guadalupe County Tax Assessor-Collector while ISD and City (if applicable) ad-valorem tax is assessed and collected by another Tax Assessor-Collector, as determined by the taxing unit.

It should also be understood that the scope of appraisal for ad-valorem purposes is conducted as a mass appraisal where there is a universe of properties to appraise, and there could be information that the District does not know about a property, and only becomes aware when either the property owner provides the District with a rendition of real property or when the property owners file a protest.

All taxable property is appraised at its "market value" as of January 1st of each year except as otherwise provided by the Texas Tax Code. Under the Texas 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.
- both the seller and buyer seek to maximize their gains, and neither is able to take advantage of the exigencies of the other.

The Texas Tax Code defines special appraisal provisions for the valuation of residential homestead property (§23.23), productivity (§23.41), real property inventory (§23.12), dealer inventory (§23.121, 23.124, 223.1241 and 23.127) related to motor vehicle, vessels and outboard motors, manufactured housing, and heavy equipment. As well, Texas Tax Code outlines nominal (§23.18) or restricted use properties (§23.83). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year proceeding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

In addition, §23.01 (c) of the Texas Tax Code indicates that the “chief appraiser may not exclude from consideration the value of other residential property that is in the same neighborhood as the residence homestead being appraised and would otherwise be considered in appraising the residence homestead because the other residential property:

- (1) was sold at a foreclosure sale conducted in any of the three years preceding the tax year in which the residence homestead is being appraised and was comparable at the time of sale based on relevant characteristics with other residence homesteads in the same neighborhood; or
- (2) has a market value that has declined because of a declining economy.

Distress sales are included in the model calibration for residential properties in the GAD for the 2022 year, as in previous years since requirement under legislation was effective.

Also, in §23.01 (d) the Texas Tax Code indicates that: “The market value of a residence homestead shall be determined solely based on the property’s value as a residence homestead, regardless of whether the residential use of the property by the owner is its highest and best use.

The GAD has made a concerted effort to recognize residential properties in areas where the highest and best use of the property is commercial or industrial and value these residential properties on a residential basis. This is a recognized jurisdictional exception required in the Texas Tax Code.

As well, §23.01 (e) of the Texas Tax Code indicates “Notwithstanding any provision of this subchapter to the contrary, if the appraised value of property in a tax year is lowered under Subtitle F, the appraised value of the property as finally determined under that subtitle is considered to be the appraised value of the property for that tax year.” In the following tax year, the chief appraiser may not increase the appraised value of the property unless the increase by the chief appraiser is reasonably supported by substantial evidence when all the reliable and probative evidence in the record is considered in its entirety. If the appraised value is finally determined in a protest under Section 41.41 (a) (2) or an appeal under Section 42.26, the chief appraiser may satisfy the requirement to reasonably support by substantial evidence an increase in the appraised value of the property in the following tax year by presenting evidence showing that the inequality in the appraisal of property has been corrected when compared to properties that were considered in determining the value of the subject property. The burden of proof is on the chief appraiser to support an increase in the appraised value of property under the circumstances described by this subsection.” For the 2022 year, the GAD made a concerted effort to abide by this section of the Texas Tax Code and reviewed properties that had an A.R.B. decision or arbitration ruling in the 2021.

The Texas Tax Code, under Section 25.18, requires each appraisal office to implement a plan to update appraised values for real and personal property at least once every three to five years. The district’s current policy is to conduct a general reappraisal of real property annually. Personal property, industrial property, complex commercial property, and utility property values are reviewed or reappraised every year and changes are made based on the quality and availability of market data and/ or rendition data.

The appraised value of real estate is calculated using specific information knowledgeable to the Guadalupe Appraisal District about each property. As information becomes known to the Guadalupe Appraisal District, the opinion of the appraiser may change based on observations currently known and thus modifications may be made to the market or appraised value of property. Using computer-assisted appraisal programs, and recognized appraisal methods and techniques, the Guadalupe Appraisal District will compare that information with the data for similar properties, and with recent market data. The district follows the standards of the International Association of Assessing Officers (I.A.A.O.) 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 (U.S.P.A.P.) to the extent they are applicable, and where there are jurisdictional exceptions outlined in the Texas Tax Code. In cases where the appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

Personnel Resources

The Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The function of the Operations Department is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and ancillary services. The Appraisal Department is responsible for the valuation of all real and personal property parcels in the district. Categories of property appraised include vacant land, commercial, residential, business personal, manufactured housing, and industrial. The Deputy Chief Appraiser maintains oversight and management over this department. All district appraisers are registered with the Texas Department of Licensing and Regulation (T.D.L.R.) and are in good standing. Support functions include customer service, data entry, mapping-abstracting-GIS, and systems. The Director of Administration maintains oversight and management over these functions. The primary responsibility of GAD support staff is related to serving property owners in a wide range of issues that are not related specifically to the appraisal of properties in the district, however, are crucial to the overall efficient operation, appraisal of property, and administration of exemptions for the Guadalupe Appraisal District.

The appraisal district staff consists of employees within the following classifications:

- Administrators (3)
- Human Resource Coordinators (2)
- IT Coordinator (1)
- Appraisal Team Leaders (2)
- Appraisal Professionals (18)
- Support Professionals (15)

Data- (Support Function)

The district is responsible for establishing and maintaining approximately 99,986 parcels covering 713 square miles. Total property count for 2024 climbed by 5.1% to 107,808 when personal property (4,708) and mineral accounts (3,114) are included. This data includes individual property characteristic as well as ownership and exemption information. The data currently provided in our database dates to the 2002 year. Property characteristic data on new construction is updated through an annual field inspection effort and in-house GIS inspection efforts; existing property data is maintained through a field review that is prioritized first by flagged accounts for field inspection and outdated field inspection date ranges. Confirmation of sales activity is continuous throughout the majority of calendar year. Validation of sales activity is accomplished through multiple sources which can occur while in the field, through completed sale survey letters, submitted appeal documentation, or from private entities.

The district has a geographic information system (GIS) that maintains a parcel map and various layers of data, to include dated aerial photography, applicable zoning information, and presence of FEMA flood hazard zones, to point out a few of the more important layers. The aerial photography for the 2024 year was obtained through a paid subscription with EagleView. The subscription includes a single annual image date, generally taking place during month of December when canopy cover is least dense. The district's website contains a broad range of information available for public access, including detailed information on the appraisal process, the appraisal of property in the Guadalupe Appraisal District, property maps, a portal for eligible e-file properties to file protests online, tax calendar, and a wealth of industry related information. Downloadable files of related tax information (this is not the official tax rate listing, see appropriate Tax Assessor-Collector for this listing), local district promulgated forms, including exemption applications and business personal property renditions are also available. The District website is updated nightly and contains historical data as well. Some information retained in the District records is specifically exempt from Open Records requests, such as sales data, and an individual's personal data where an owner may qualify to keep their address confidential, social security numbers, rendition information provided by a property owner, and email addresses to list a few.

Information Systems (Support Function)

The information systems employed by GAD include a data processing server, software applications, an internet website (*via service agreement with third-party software vendor*), and a VoIP phone system. The Information Systems personnel also maintains the District's geographical information system with support from the Mapping and Abstracting staff, where technical assistance is required. The District operates a Client-Server type systems architecture. This architecture requires a main server, and individual personal computer workstations. The district currently maintains a substation on the west end of the county to serve the property owners more conveniently in that part of the county. The District retains a contract for appraisal database maintenance services, GIS maintenance services, and website maintenance services. The appraisal software is P.A.C.S., which is owned by The Harris Company, D.B.A. True Automation, Inc.

INDEPENDENT PERFORMANCE TESTING

In accordance with Chapter 5 of the Texas Tax Code, the Texas Comptroller of Public Accounts is required to perform biennial reviews of appraisal districts; Property Value Study (PVS) and Methods and Assistance Program Study (MAPS). Whereas the PVS tests the validity of GAD's appraised values within each tested school district, MAPS reviews GAD's performance in key areas of operation; governance, taxpayer assistance, operating procedures, and appraisal standards. GAD's biennial schedule for the two studies are as follows:

- Odd Numbered Years – MAPS
- Even Numbered Years - PVS

For 2023, the Texas State Comptroller of Public Accounts will be conducting a PVS on the appraised values of the Guadalupe Appraisal District. The methodology used in the PVS includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis 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 weighted mean, median level of appraisal, coefficient of dispersion (C.O.D.), level of properties within 10% of the median, the level of properties within 25% of the median and price-related differential (P.R.D.) for properties overall and by state category tested. At the time of this report preliminary results have yet to be published by the Comptroller's office.

There are 11 independent school districts in Guadalupe Appraisal District for which appraisal rolls are annually developed. The preliminary results of the PVS are released in the month of January that follows the appraisal year being tested. Final results of the study are certified to the Education Commissioner of the Texas Education Agency (T.E.A.) in the month of July that follows the appraisal year tested. This outside ratio study provides additional

assistance to the Guadalupe Appraisal District in determining areas of market activity, changing market conditions, or areas of appraisal review for subsequent appraisal years that follow.

Preliminary and Final PVS results, when posted, are available for viewing and download by visiting the Property Tax Assistance Division (PTAD) website at <https://comptroller.texas.gov/taxes/property-tax/pvs/index.php>.

MASS APPRAISAL RESULTS

A copy of the certified appraisal roll for 2024, as of supplement 0, can be obtained by visiting our website, <https://guadalupead.org/certified-appraisal-roll/>, and selecting year. For a copy of adjusted certified totals in any given year, as of the most recent supplement group, please submit an open records request to our office.

Appraisal Activities

INTRODUCTION

Appraisal Responsibilities

The 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 physical description of property real and personal, as well as land and building characteristics. This appraisal activity is responsible for administering, planning, and coordinating all activities involving data collection and verification and maintenance of all commercial, residential and personal property types which are located within the boundaries of the district. The data collection and validation effort involve the field inspection of real and personal property accounts. Additionally, the use of aerial photography for field inspection efforts is acceptable, where reasonable and reliable information can be discerned from this tool. The goal is to field inspect property in the district once every five years. The GAD retains an ongoing list of parcels both real and personal in this regard that are beyond this regarding the inspection dates.

Appraisal Resources

- **Personnel** – The appraisal department is configured in teams; Residential and Complex. Residential appraisal team, which includes GIS, has eleven (11) funded positions. Complex appraisal team, which includes Commercial, Multi-Family, Business Personal Property, and Special Land Valuation has nine (9) funded positions.
- **Data** – The data used by field and GIS appraisers include the existing property characteristic information contained in the appraisal card which is generated from the district's appraisal database. Other data used includes parcel maps, aerial photography, sales data, fire or damage reports, building permits, septic permits, driveway permits, photography, survey information, and actual cost or income information.

PRELIMINARY ANALYSIS

Data Collection/Validation

Data collection of real property involves maintaining data characteristics of the property in the appraisal database. The information contained in the appraisal database includes site characteristics, such as land size, topography, and improvement data, such as square foot of living area (derived from exterior measurements of structures) year built, quality of construction, type of construction and condition. Field appraisers use appraisal manuals that establish uniform procedures for the correct listing of real property, which include established tolerances for measurements of structures. All properties are coded according to these procedures and the approaches to value are structured and calibrated based on this coding system. Field and GIS appraisers use these manuals during their initial training and as a guide in their inspection of properties. Data collection for personal property involves maintaining information much like that of real property. The type of information retained in the appraisal database will be relative to business inventory, furniture & fixtures, machinery & equipment, cost, and location. More specifically, type, quality, count, and may include noted density of the items observed. Appraisers conducting field inspections will use a business personal property manual, initially within training, as a guide to consistently list all discovered business personal property that is taxable throughout their inspection processes. Data collection

will strictly consist of factual property data readily available and photography of the property for appraisal services.

The appraisal manuals, utilized by the GAD appraisers, are located onsite at main district office. The master copy of each manual is stored on the GAD's server. The softcopy on the appraisal manuals is considered the master copy for District purposes. Procedural manuals are reviewed periodically and updated, when necessary.

Sources of Data

Data collection is achieved through multiple sources and methods, to include new construction field inspections, existing parcel field inspections, data review based on prior year discovery field inspection, informal and formal hearings, sales validation/surveys, newspapers/publications, internet websites, exemption applications and validation of structures listed on the appraisal card, as well as property owner correspondence where an updated application is not filed. A large amount of data comes from building permits, mobile home move permits, statements of location filed in the courthouse, driveway and septic permits received from taxing jurisdictions, as well as rendition information deemed reliable from the property owner.

Field inspection of properties in developing neighborhoods is generally a starting point and good source for beginning the data collection and validation process for the next year. Appraisers will validate entire neighborhoods to update the accuracy of characteristics of properties for new subdivisions filed at the County Clerk's office or in subdivisions that have vacant lots in the prior year and are not completely built out. The sales validation effort in real property pertains to the collection of data of properties that have sold. In residential and commercial, the sales validation effort can involve an on-site or aerial inspection by field appraisers to verify the accuracy of district data and to obtain confirmation of the sales price, if not already confirmed. In addition, discussions with the current owner surrounding the sale of the property maybe necessary to acquire additional information concerning the circumstances present during the sale. The real property sales conformation process has occurred for the 2024 year by way of sales survey letters in addition to third party information, and thus were validate using multiple sources.

Another possible source of information that will generate a field/aerial inspection of both real and personal property is information provided by property owners. This may come via a phone call, letter, email correspondence, or in person. This information will need to be carefully verified by a field inspection to be deemed a valid source of information. The district will flag these referenced properties for inspection; however, the appraiser will need to exercise good judgment to consider the ancillary environment for which such information is presented (i.e., during informal hearings, neighboring property owners, etc.).

Data Collection Procedures

Field data collection requires organization, planning and supervision of the field effort. Data collection procedures have been established for residential, commercial, and personal property. The appraisers make inspections throughout Guadalupe County, and information is recorded through use of hand-held mobile CAMA devices, a Data Entry Record Form, or on a subject property's appraisal card itself. Various Data Entry Record Forms exist, based on type of property inspected in the District, which aids in achieving an equal and uniform collection of data, among appraisal staff, across varying categories of property.

The quality of the data used is extremely important in establishing an accurate market value for a universe of properties. While production standards are established and upheld for the various field activities, quality of data is emphasized as the overriding goal of each appraiser. New appraisers are trained in the specifics of data collection set forth in the procedures section of GAD appraisal manuals. Experienced appraisers will routinely complete in-house refresher training on these procedures prior to returning to major field projects, such as new construction, sales validation, or data review. These retraining efforts are routine during periodic appraisal staff meetings. Any identified quality control concerns are addressed at these appraisal staff meetings. Similarly, this

approach to quality assurance is applied to appraisal support activities performed by GAD support professionals. Both appraisal team leaders and the Deputy Chief Appraiser are charged with the responsibility of ensuring appraisers follow current listing procedures, identify potential areas of necessary training, and develop uniformed training modules for application throughout appraisal staff. As previously mentioned, areas of concern identified are periodically discussed during both general appraisal staff and support staff meetings for awareness, training, or retraining purposes. To promote consistency through district staff, when a procedural change is being implemented within one area of district operations, personnel from other departments will be included in the training or retraining efforts. Generally speaking, annual appeal season begins in the month of April with the mailing of appraisal notices and runs through the certification of the appraisal roll on or before July 25th. This period of the year is not ideal for holding full staff meetings. Memos will be delivered to staff, during these periods, to address discovered quality control issues or as a notification tool.

Data Maintenance

The field appraiser may elect to have data entry enter some of the data collected but appraisers are trending towards entering more of the data themselves. In the instance of the GIS team appraisers almost all the data is entered by the appraiser out of practicality. With the advent of new technology (iPads) the field appraiser is required to enter the data changes resulting from field inspections on their own. Field staff are now storing floor plans of homes electronically in the database rather than on hard copy paper. Having the calls to each sketch stored electronically contributes considerably to the ease in which field staff can now enter data for new home construction in developing subdivisions. The efficiency created is that a second individual is not required to interpret an appraiser's field inspection and reduces the opportunity for an error in interpretation. This will also free staff used for data entry for other tasks. In instances where there is a large amount of redundant data entry resulting from field inspections, the appraiser may still opt to turn their work into data entry. The appraiser will make every effort to afford neatness and legibility to aid in accuracy of entry of the collected data. These process changes, created by technology, contribute to improved efficiency throughout the Guadalupe Appraisal District, as a whole.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection, extent of that inspection, and the appraiser responsible are listed on the appraisal card. If a property owner or jurisdiction dispute the entry on the appraisal records concerning this data presented during a hearing, via a telephone call or correspondence received, the appraisal record may be altered based on the level and quality of evidence provided. A field inspection can be made to verify property characteristics for the current year's valuation or for the next year's valuation, unless evidence is presented that in the judgment of the acting appraiser is substantial enough to make change to the appraisal record. The addition of annual aerial photography, along with confirmation received during industry conferences and seminars, the Comptroller's Office has indicated that inspections can be made from aerial photography. This process is used in the Guadalupe Appraisal District, and those inspection dates will reflect January 1st of the inspection year in the official record. Procedurally, the GAD makes a written request to obtain consent from the legal owner or authorized agent of the property prior to any on the ground field inspections, as this enhances safety, and reduces the chance of potential liability claims for the Guadalupe Appraisal District. However, with this, the problem presents itself that there will not be a response from either the property owner or the agent. In these cases, the District will make a conservative estimation of value, based on the evidence and facts that the appraiser is aware of at the time.

Office Review

Office reviews are completed on properties where validated information has been received from the owner of the property, when access to property cannot be attained. When the property data is verified in this manner, field inspections are not required, however may be conducted, and the use of aerial photography is employed, if deemed appropriate and reliable.

PERFORMANCE TEST

The appraisal staff will be responsible for conducting ratio studies and comparative/statistical analysis.

Field appraisers, in many cases, may conduct field inspections to ensure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics.

Residential Valuation Process

INTRODUCTION

Scope of Responsibility

The Residential Valuation appraisers are responsible for developing equal and uniformed market valuation models for the appraisal of residential improved and vacant property. There are approximately 72,300 improved residential-use parcels and approximately 12,675 vacant parcels; 7,384 residential inventory lots (O1) and 5,290 vacant parcels (C1).

Appraisal Resources

- **Data** – A common set of data characteristics for each residential dwelling in Guadalupe County is collected in the field or by GIS and data entered to the appraisal database. Through quality and condition classification schedules, the property characteristic data drives the appraisal database values and associated automated depreciation matrices.

VALUATION APPROACH (Model Specification)

Area Analysis

When possible and readily available, 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 rates trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. Information is vetted from real estate publications and sources such as continuing education in the form of I.A.A.O. and T.A.A.D., and T.A.A.O. offerings, as required for T.D.L.R. registration requirements, which provides the appraisers a current economic outlook on the real estate market nationally, statewide and locally.

Neighborhood and Market Analysis

Neighborhood analysis involves the examination of how physical, economic, governmental, social forces and other influences impact property values in a defined market area. 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 analysis is conducted on the individual neighborhoods annually. The appraisal staff is constantly redefining and looking for occurrences when a new neighborhood must be developed, or existing neighborhoods combined based on a property or group of properties outpacing or under pacing the general neighborhood in valuation.

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 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, type of construction and condition of dwellings, square footage of living area, access to amenities, natural boundaries such as a waterway or jurisdictional/governmental boundaries such as a school district or city limits line. This list of examples is used for illustration purposes only and is not an exhaustive list of items for neighborhood delineation. Delineation can and most of the time will 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, and overtime may ultimately change. 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 in nature. 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 or local facilities. The period of decline reflects diminished 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 revitalization; rebuilding, reorganization, or restoration which may promote increased demand and economic desirability. It is imperative to understand what stage the neighborhood is in during the delineation and analysis process; this alone will contribute to a better base understanding for the appraiser during calibration process and efforts to arrive at an equal and uniform market value.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. This aids to ensure equality and uniformity across the district. Additionally, properly identified neighborhoods increase the accuracy and equality of appraisals across the board. Residential analysis in association with the residential valuation process is neighborhood specific. Neighborhoods are field-inspected and delineated based on observable aspects of homogeneity. This effort may be easier to undertake in track style subdivisions and may require more time to develop for residential properties located in unincorporated areas, or along waterways. Neighborhood delineation is constantly reviewed to determine if further neighborhood delineation is warranted. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis is performed at the neighborhood level annually. The concept of "Super Neighborhoods" can be implemented and effectively used during times of limited market sales information. A "Super Neighborhood" can be identified more broadly by profiling fewer property characteristics such as builder, general quality and year build. This approach increases flexibility regarding statistical analysis in the event market data is limited within the District.

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 permissible, 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. There is a process of logic for highest and best use analysis conducted for any mixed-use area. If the conclusion is made that the highest and best use remains residential, further highest and best use analysis is performed to decide the type of residential use of a neighborhood basis. Highest and best use analysis is an opinion. For example, it may be determined in a transition area that older, non-remodeled homes are economic miss-improvements, and the highest and best use of such property is the construction of commercial improvements. Legislative changes that have occurred due to HB 3613 amending § 23.01 of the Texas Tax Code, now "require that the market value of a residence homestead, as defined by the property tax code, be determined solely on the basis of the current use of the property regardless of its highest and best use.", and thus evaluated based on the current use and not the highest and best use. This piece of legislation creates a jurisdictional exception and limitation for properties that qualify as a Residence Homestead, where the Highest and Best Use is something other than residential in nature. As stated previously in this report, the Guadalupe Appraisal District has recognized some residence homestead property where the highest and best use of the parcel is commercial in nature. In this situation, the District follows the jurisdictional exception, and the District provides for a residential valuation to the property instead of a commercial valuation of the property. Caution should be exercised in comparing these properties as related to equal and uniform appraisal, as the jurisdictional exception

may create the appearance of unequal appraisal, however, it is rather this jurisdictional exception that creates this appearance.

DATA COLLECTION/VALIDATION

Sources of Data

The district's property characteristic data was originally received from the taxing jurisdiction records in 1980 and where absent, collected through ongoing massive data collection efforts coordinated by the district each day. Tax assessor-collector offices, taxing jurisdictions and local newspapers, and the public often provide the district information regarding new construction, market patterns, and other useful facts related to property valuation that the District may not be aware of.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules-Market Modified

Residential parcels in the district are valued from market modified cost schedules using a comparative unit method. The district's residential cost schedules have been customized to fit Guadalupe County's local residential real estate market, based on acquired sales data. The cost schedules are reviewed annually and updated based on available and validated cost information over the prior year through information reported in Marshall and Swift Residential Valuation Service and adjusted locally.

Sales Information

A sales file for the storage of sales data at the time of sale is maintained. Sales information is categorized by the geographic account numbering system the district assigns related to abstract/survey or subdivision. Residential improved and vacant sales are collected from a variety of sources, including owner's confirmations in the field or during protest hearings, multiple listing service, sales survey letters, various private entities, online sources, builders, realtors, brokers and various publications. A system of type, source, and verification codes has been established to define salient facts related to a property's purchase or transfer. School district and or neighborhood sales reports are generated as an analysis tool throughout the year for the appraiser in the development of value estimates. Sales information is held confidential by the Guadalupe Appraisal District, and exceptions are outlined in Section 552 of the Texas Government Code.

Land Analysis

Residential land analysis is conducted by the residential appraisers on staff. Valuation models (or schedules) are developed in appropriate units of measure for category of land; generally front foot and acreage. Land valuation schedules are applied accordingly to parcels within GAD's defined neighborhoods. Once applied, a parcel's stored land characteristics will produce valuations which are equal & uniform in nature throughout all neighborhood parcels. Specific land influences are used, where necessary and when readily known to the appraiser, to adjust parcels outside the neighborhood parameters for such factors as shape, size, and topography, among other relevant factors. The appraisers use abstraction and allocation methods to ensure that the land values created best reflect the contributory market value of the land to the overall property value. Historically speaking, contributory value of land component within an average track style subdivision has been observed between 8-15%. For land along one of the five (5) defined lake regions¹, waterfront influence, the land will contribute upwards of 50% to the overall property value. Multiple regression analysis (MRA) is a method used by GAD to aid in reconciling contributory value of land components. Further, appraisers will run sales ratio reports for vacant land market data

¹ Lake Dunlap, Lake McQueeney, Lake Placid, Lake Seguin, and Meadowlake

during the calibration of the neighborhood, in determining base land values. Similarly, the use of competing neighborhoods where there may be available sales data can be used to evaluate base land values in addition.

Specific to valuation of land within designated lake regions along the Guadalupe River, an analysis was performed for purpose of developing land schedule which value land via acreage rather than front foot. A copy of analysis findings can be found at back of this report; **Exhibit C**.

Statistical Analysis

The residential valuation department performs statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on each of the approximately 500 residential valuation neighborhoods in the district to judge the two primary aspects of mass appraisal; level of accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are reviewed where available. These summary statistics include, but are not limited to, the weighted mean, median, standard deviation, coefficient of variation, and coefficient of dispersion. These observations provide the appraisers tools by which to determine both the level and uniformity of appraised value. The level of appraised values can be determined by the weighted mean for individual properties within a neighborhood. A comparison of neighborhood-weighted means can reflect the general level of appraised value between comparable neighborhoods. Review of the standard deviation, coefficient of variation, and coefficient of dispersion can discern appraisal uniformity within and between stratified neighborhoods.

Every residential neighborhood is reviewed annually by residential appraisal staff through the sales ratio analysis process. 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, will make a recommendation as to whether the value level in a neighborhood should be updated in an upcoming reappraisal, or whether the level of market value in a neighborhood and uniformity is at an acceptable level, based on established tolerances. The analysis conducted by the appraisal staff tasked with this level of analysis is subjected to random review by the Residential Appraisal Team Leader and Deputy Chief Appraiser for quality assurance purposes.

Market Adjustment or Trending Factors

Neighborhood, or market adjustment, factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district's primary approach to the valuation of residential properties uses a market modified cost comparison approach. This type of approach accounts for neighborhood market influences not specified in cost model.

The following equation denotes a general illustration of the market modified cost comparison model used:

$$\text{Market Value of Subject} = \{ \{ [\text{Sq. Ft.} * (\text{Replacement Cost New} * \text{Countywide Market Adjustment})] * \text{Depreciation} \} + \text{Land Value} \} * \text{Neighborhood Adjustment}$$

The cost approach separately estimates both land and building values which reflect only the replacement cost of the property. The County wide market adjustment to the cost value is needed to calibrate the cost approach to value to an average level of market value for the County as a whole. Automated depreciation factors are applied and neighborhood adjustments account for market variances across a jurisdiction.

When a neighborhood is to be reviewed, the appraiser uses a ratio study that compares recent sales prices of properties within a delineated neighborhood to the County wide average market modified cost approach derived value. The calculated ratio derived from the sum of the sold properties' County wide average modified cost value

divided by the sum of the sales prices indicates the average weighted mean level of accuracy for the neighborhood. The average weighted mean level of accuracy, if under 100% or over 100%, identifies if the neighborhood, as a whole including sold and unsold properties, needs to be factored up or down. This helps ensure equity. This market adjustment factor is needed to trend the values obtained through the County wide average market modified cost approach closer to the actual market evidenced by recent sales prices within a given neighborhood. The sales used to determine the market adjustment factor will reflect the market influences and conditions only for the specified neighborhood, thus producing more accurate and equitable values for the public regarding the stated scope of appraisals for ad-valorem tax purposes. The market adjustment factor calculated for each neighborhood is applied uniformly to all properties within a neighborhood. Once market-trend factors are applied, ratio studies are reviewed with the proposed appraised values for these properties. From this set of ratio studies, the appraiser judges the appraisal results for level of accuracy and uniformity.

TREATMENT OF RESIDENCE HOMESTEADS

Beginning in 1998, the State of Texas implemented a highest and best use restriction concerning the appraisal of residential property that receives a residence homestead exemption. Under the law, beginning in year two of qualification, under a residence homestead exemption; increases in the value of that property are “capped.” The value for tax purposes (appraised value not market value) of a qualified residence homestead will be no more than 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.

Values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the following year. In that following year, that home is reappraised at its market value to bring its appraisal into uniformity with other properties without any base cap limitation in place. An analogous provision applies to new homes. While a developer owns them, unoccupied residences may be appraised as part of an inventory, subject to an application and rendition process. However, in the year following a transfer of ownership, any applicable adjustments for the developer inventory status are removed. It should be noted that for equity comparisons, the market value is the base comparison, rather than the capped value, as this would lead to extreme cases of inequity due to the jurisdictional exception outlined in the Texas Tax Code. Further, not all property that have a Homestead Exemption are capped, thus the accurate comparison for equity purposes would be the market value as the baseline.

INDIVIDUAL VALUE REVIEW PROCEDURES

GIS/Field Review

The appraiser identifies individual properties in critical need of GIS/field review through sales ratio analysis, among other sources of discovery. Sold properties with a high variance in sales ratios are field inspected and or reviewed by GIS to check for accuracy of data characteristics and updating all relevant individual property characteristics.

The sustained growth observed within the county over the previous decade requires appraisal staff annually conduct field or GIS review activities in areas considered to be transitioning or in high demand. The increased sales activity in the more populous sections of the district over this period has required a substantial field effort on the part of the residential appraisers to identify sale outliers for inspection while seeking additional sources, when necessary, to validate transaction details in an effort to resolve cause of outlier status. As part of the GIS/field review, appraisers review subjective data items such as quality of construction, condition (physical depreciation), functional or economic obsolescence factors which contribute significantly to the market value of

the property. The subjective data is reviewed when properties are flagged for inspection or during new flagged construction on an ongoing basis.

Office Review

Given the ample resources and time required to conduct a routine field review of all properties, homogeneous properties consisting of tract housing with a low variance in sales ratios and other properties having a recent field inspection date may be reviewed in the office. Valuation reports comparing previous values against proposed and final values are generated for residentially improved properties; these reports will be run to gain a total review. The dollar amount and 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. Prior appraisal year values resulting from an A.R.B. hearing, arbiter's ruling, or lawsuit are individually reviewed to determine if the value remains appropriate for the current year in relation to equity for the coming year.

Once the appraiser is satisfied with the level and uniformity of value for each neighborhood within his area of responsibility, the value estimates may be released for the notice process.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study.

Management Review Process

Once the proposed value estimates are finalized, the appraiser reviews the sales ratios by neighborhood and presents pertinent valuation data to the Residential Appraisal Team Leader, Complex Appraisal Team Leader, or Deputy Chief Appraiser for final review and approval. The primary objective of this review is to ensure that the proposed values have met preset appraisal standards of tolerance.

Commercial Valuation Process

INTRODUCTION

Appraisal Responsibility

This mass appraisal assignment falls within the responsibility of the Complex Appraisal Team Leader and includes all commercial, industrial, or multi-family classed real property located within the boundaries of the jurisdiction. The appraisal roll displays and identifies each parcel of real property individually. Commercial appraisers appraise the fee simple interest of properties according to statute. However, the effect of easements, restrictions, encumbrances, leases, contracts, or special assessments are considered on an individual basis, as is the appraisal 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 allocated based on their legally recorded interests.

Appraisal Resources

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). Staffing includes two staff plus the Complex Appraisal Team Leader.

Data – The data used by the commercial appraisal staff includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, marketing period, etc.). Other data used by the appraiser includes actual income and expense data typically obtained through the hearings process, surveys conducted by the Commercial Appraisal team, actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.) publications, and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed and used to provide additional support for market trends and or capitalization rates. Various publications are attained for this purpose.

PRELIMINARY ANALYSIS

Pilot Study

Pilot studies are utilized to test new or existing procedures or valuation modification in a limited area of the district and are also considered whenever substantial changes are made. These studies, which are inclusive of ratio studies, reveal whether a new system (or model) is producing accurate and reliable values or whether procedural modifications are required. The appraiser implements this methodology when developing both the cost approach and income approach models.

VALUATION APPROACH (Model Specification)

Area Analysis

Data on regional economic forces such as demographic patterns, regional location 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 as well as from public sources. Continuing education, as related to economic and legislative changes, is constructed in a format required by the Texas Department of Licensing and Regulation (T.D.L.R.) and made available by offerings provided by Texas

Association of Appraisal Districts (T.A.A.D.), Texas Association of Assessing Officers (T.A.A.O) and International Association of Assessing Officers (I.A.A.O.).

Neighborhood Analysis

The neighborhood is comprised of the land area and commercially classed properties located within the boundaries of Guadalupe County. This area consists of a wide variety of property types including residential, commercial and industrial. 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 organize comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods, and for commercial valuation, commercial neighborhoods or land areas. In the mass appraisal of commercial properties these subsets of a universe of properties are generally referred to as market areas or economic areas.

Economic areas are categorized by different property use types—such as apartments, offices, retail spaces, warehouses, and special use properties—based on an analysis of similar economic or market forces. These forces include, but are not limited to, rental rate similarities, project classifications, construction dates, overall market activity, and other relevant factors like location. Identifying and delineating economic areas for each major property use type is a cornerstone of the commercial valuation system. All income model valuations (income approach to value estimates) are specific to these economic areas. This approach is evident in the commercial valuation practices within the district, where properties of the same type in different locations, such as the western and eastern parts of Guadalupe County, may have different values due to their specific economic areas.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest 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 assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, 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 ensures that an accurate estimate of market value is derived.

On the other hand, value in use represents the value of a property to a specific user for a specific purpose. This is significantly different than market value, which approximates market price under the following assumptions: (1) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (2) well-informed buyers and sellers acting in their own best interests, (3) a reasonable time for the transaction to take place, and (4) payment in cash or its equivalent.

Market Analysis

Market analysis relates directly to 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.

DATA COLLECTION / VALIDATION

Data Collection Manuals

The primary manual pertinent to data collection and documentation is the Commercial Appraisal Manual. This manual is continually updated providing a uniform system of itemizing the multitude of components comprising improved commercial properties. All commercial properties located in Guadalupe Appraisal District's inventory are coded according to this manual and the approaches to value are structured and calibrated based on this coding system.

The sales information retained by the district is protected in nature, according to Chapter 552 of the Government Code, and only exempted from public disclosure in certain circumstances that are outlined therein.

Sources of Data

With respect to the property characteristic data inventory system, every property subject to taxation by a jurisdiction within Guadalupe Appraisal District's area of responsibility is incorporated into the computer assisted mass appraisal database. Appraisers perform maintenance of special purpose properties. Any alterations to the properties involving building permits or other sources of discovery upon modifications are then reviewed. Also, if any major discrepancies are discovered during the hearings process or at any other time, properties are scheduled for field inspection process prior to the following notice cycle for the following January 1st appraisal date.

In terms of commercial sales data, Guadalupe Appraisal District receives a copy of the deeds recorded in the Guadalupe County Clerk's office that convey commercially classed properties. The deeds involving a change in commercial ownership are entered into the sales information system and researched to obtain the pertinent sales information. Other sources of sales data include annual appeal hearings (informal and formal), local, regional and national real estate and financial publications. It is recognized by the district that since there is not any requirement of sales disclosure in the State of Texas, limited commercial sales data is obtained through multiple listing services, and thus is extremely problematic in the development process of a sales comparison approach to value. Instead, the Guadalupe Appraisal District relies heavily upon the survey process for income and expense information, as well as individual owner confirmations of properties sold, third party publications, and cost of construction may be discovered with new construction of various facilities in the Guadalupe Appraisal District.

Data Collection Procedures

Data collection procedures have been established for commercial collection of data. Appraisers conduct GIS and field inspections and record information on either a specifically designed commercial property data entry record or an appraisal card. This information is entered into the computer system and serves as the basis for the valuation of property.

The quality of data used is of paramount importance to accurate valuation of taxable commercial property. While production 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 set forth in the listing manual as procedures. Experienced appraisers are routinely re-trained in listing procedures prior to reentering major field projects such as new construction, sales validation or data review.

For those properties involved in a transfer of commercial ownership, an appraiser inquiry to research and validate the sale begins. Due to the limited and exclusive nature of the transfers of commercial property other sources may be used by the district to validate the sale in addition to the traditional sales survey. Other sources may include contacting the brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local industry professionals. Finally, closing statements are periodically provided

during the hearings process. The actual closing statement is the most reliable and preferred method of sales verification. Also, deeds of trust will be given some weight, especially in the absence of any other available information.

VALUATION ANALYSIS (Model Calibration)

Model calibration involves the process of periodically adjusting the mass appraisal formulas, 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, with trending factors utilized for updating the data to the current market conditions. However, at some point, if the adjustment process becomes too involved and laborious, 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 comparable properties whenever possible. Cost model foundations are built and developed based on the Marshall & Swift Valuation Service models which includes the derivation of replacement cost new (RCN) of all improvements. These include comparative base rates, per unit adjustments and lump sum adjustments. This approach also employs the sales comparison approach in the valuation of the underlying land value. Time and location modifiers may be necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period. Automated depreciation schedules have been developed and employed based on what is typical for each property type.

Market adjustment factors such as external and/or functional obsolescence can be applied if warranted and based on evidence presented and are at the discretion of the appraiser during the hearing process. Procedurally, documented evidence is required to substantiate and validate these adjustments. A depreciation calculation override can be used if the condition or effective age of a property varies from the normal conditions by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments are typically applied to a specific property type or location and can be developed via ratio studies or other market analysis. Accuracy in the development of the cost schedules, condition ratings and depreciation schedules will usually minimize the necessity of this type of adjustment factor, but nonetheless may be necessary to arrive at market value, based on the opinion of the appraiser.

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 study publications, or surveys conducted by the District. 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 on local market publications, and district surveys provided by property owners. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. The market derived stabilized

vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an effective gross rent.

Next a secondary income or service income is calculated as a percentage of stabilized effective gross rent. Secondary income could represent parking income, laundry room facilities, 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.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management practices. Different expense ratios are developed for different types of commercial property based on use, and what is typical.

Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment, appliances, and the like) requiring expenditures of large lump sums. 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 reserves for replacement.

Subtracting the allowable expenses, the effective gross income yields an estimate of net operating income.

Rates and multipliers are used to convert income into an estimate of market value. These include income multipliers, overall capitalization rates, and discount rates. Each of these is used in specific applications. Rates and multipliers also 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. A good example locally would be differences in market areas as seen in the west and northwest portion of the district compared to rest of the district.

Capitalization analysis is used in the income approach models. This methodology involves the capitalization of net operating income as an indication of market value for a specific property. Capitalization rates, both overall cap rates for the direct capitalization method and terminal cap rates for discounted cash flow analyses, can be derived from the market. When this information is available from the market, these capitalization rates are derived. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of what a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived from the built-up method (band-of-investment). This method relates to satisfying the market return requirements of both the debt and equity positions of a real estate investment. This information is obtained from real estate and financial publications specific to the region. The District will rely upon industry accepted publications by property type for the surveyed area closest to the District for capitalization rates for use in the income model for the 2022 year, as well as capitalization rates derived from the sales when available and deemed reliable.

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 each parcel 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 afford 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 (market modified) and income models become finalized. The results are keyed to the schedules and models in the appraisal database for utilization on all commercial properties in the district. The schedules are summarized in the Commercial Appraisal Manual. This manual is provided to appraisers and is made available to the public in a detailed and easy to understand format.

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, value change analysis and sales ratio analysis.

Appraisal statistics of central tendency may be generated from sales ratios and are available for each property type. These summary statistics 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 comparison of weighted means can reflect the general level of appraised value.

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, vacancy and occupancy levels, secondary income, allowable expenses, net operating income and capitalization rate and multipliers are continuously reviewed and validated. Income model conclusions are compared to actual information obtained on individual commercial properties during the hearings process as well as information from published sources, area vendors, and District surveys.

INDIVIDUAL VALUE REVIEW PROCEDURES

GIS/Field Review

The date of last inspection, extent of that inspection, and the Guadalupe Appraisal District appraiser responsible are listed in the appraisal records. If a property owner disputes the District's records concerning this data in an informal or formal protest hearing, the appraisal records may be altered based on the credibility and weight of the evidence provided. Typically, a GIS or field check may be requested to verify this evidence for the current year's valuation or for the next year's valuation. In addition, if a building permit or any other similar source of discovery type is filed for a particular property indicating a change in properties characteristics, that property is flagged for an inspection. Finally, even though every property cannot be inspected each year, each appraiser typically designates certain segments of their area of responsibility to conduct GIS and or field inspections to update individual property characteristics.

Commercial appraisers are somewhat limited in the time available to field review all commercial properties annually. However, a major effort is made by appraisers to conduct a GIS and or field inspection once every three to five years or as many properties as time allows or in 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 inspect to review subjective data items such as building class, quality of construction, condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of a commercial property. In some cases, field inspections 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, and when sales information is available, the appraisers physically inspect sold and unsold properties for comparability and consistency of values District wide.

Office Review

Office reviews are completed on properties not flagged for field inspections. The use of all three approaches to value for commercial property is necessary, as information essential to fully develop and perfect a specific approach to value will remain limited due to the nature and source of available data from the property owners. Thus, the Appraiser will need to determine annually what information is available and the quality of this available information to guide them to decide which would be the most appropriate model.

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 are submitted to the notice process. Therefore, although the value estimates are determined in a computerized mass appraisal environment, value edits and rework lists enable an individual parcel review of value anomalies before the estimate of value is released for the notice process.

PERFORMANCE TESTS

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market values. In a ratio study, market values are typically represented by sales prices. Independent appraisals may also be used to represent market value in a ratio study when presented and are deemed reliable. This can be particularly useful for commercial, warehouse or industrial real property for which sales are limited. In addition, appraisal ratios studies can be used for properties statutorily not appraised at market value but reflect the use-value requirement. An example of this is multi-family housing projects subject to subsidized rent provisions or other governmental guarantees as provided by legislative statutes.

Guadalupe Appraisal District adheres to the IAAO Standards on Ratio Studies. 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 establishing equitable and accurate market value estimates, and ultimately assessments for the 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 derive appraised values during valuation or reappraisal cycles.

Commercial sales ratios may be generated by use type to allow appraisers to review general market trends in their area of responsibility. The appraisers utilized desktop applications such as Microsoft Excel programs as well as sales ratio analysis programs folded into the appraisal database to evaluate subsets of data by economic area or a specific and unique data items. In many cases, field inspections may be conducted to ensure 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.

Comparative Appraisal Analysis

The commercial appraiser performs an average unit value comparison in addition to a traditional ratio study for some specific property types. These studies are performed on commercially classed properties by property use type. 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 parcel and the comparison of average value changes of sold and unsold properties. In this way, overall appraisal performances are 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 when accounting for differences.

Business Personal Property Valuation Process

INTRODUCTION

Appraisal Responsibility

There are three different personal property types appraised by the district's personal property section: General Business Personal Property accounts, Leased Assets, and Vehicles. These three types combined total approximately 4,708 business personal property accounts in Guadalupe County for the 2024 year.

Appraisal Resources

- **Personnel** – The personal property staff consists of two (2) appraisers.
- **Data** – A common set of data characteristics for each personal property account in Guadalupe County is collected in the field and data entered to the district's computer. The field data is collected by the personal property appraisers.

VALUATION APPROACH (Model Specification)

SIC Code Analysis

Four-digit numeric codes, called Standard Industrial Classification (SIC) codes were modeled from those outlined by O.S.H.A., which are referenced by the Texas State Comptroller of Public Accounts Sales Tax Division. These classifications are used by Guadalupe Appraisal District 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 of the personal property analysis work done in association with the personal property valuation process is SIC code specific. District currently utilizes approximately 135 business personal property SIC codes. O.S.H.A. outlines approximately 1,000 SIC codes. SIC codes are periodically reviewed to determine if further SIC code delineation is warranted.

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 minimum. 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 process. Renditions received by the Guadalupe Appraisal District are deemed confidential, under Section 22.27 of the Texas Tax Code.

Sources of Data

Business Personal Property

The district's property characteristic data was originally received from the taxing jurisdictions and various school district records in 1980, and where absent, collected through a massive field data collection effort coordinated by the district over a period. When revaluation activities permit, district appraisers collect new data via the annual field and GIS inspection process. This project results in the discovery of new businesses not revealed through other sources. Various discovery publications which are referenced in detail in the business personal property manual are also employed to discover new or historically existing business personal property. Tax assessor, city and local newspapers, tenant lists, internet website listings, and the public often provide the district information regarding new business personal property and other useful facts related to property valuation.

Vehicles

An outside vendor will provide the Guadalupe Appraisal District with a listing of vehicles within Guadalupe County. The vendor develops this listing from the Texas Department of Transportation (DOT) Title and Registration Division records. This information will aid the Business Personal Property Appraisers to implement a Quality Control Project when comparing the renditions supplied by a company. Other sources of data include property owner renditions and GIS and field inspections.

Leased Assets

The primary source of leased and multi-location assets is property owner or agent rendition of property. Other sources of data include GIS and field inspections at the specific location(s) where such leased assets hold situs.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

Cost schedules may be developed by SIC code by district Business Personal Property Appraisers. The cost schedules may be 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. Since confirming sales for this type of property is rare, the District will rely on the cost approach less depreciation method for valuation of business personal property in the Guadalupe Appraisal District. The District has built local schedules, where data to do so is available and reliable, applicable to several SIC codes in the District.

Statistical Analysis

Summary statistics including, but not limited to, the median, weighted mean, and standard deviation provide the appraisers 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

Guadalupe Appraisal District's primary approach to the valuation of business personal property is the cost approach. The replacement cost new less depreciation (RCNLD) is developed from property owner reporting

the original cost and acquisition year data. The percent good depreciation factors used by Guadalupe Appraisal District are updated annually.

Vehicles

Value estimates for vehicles are provided by an outside vendor and are based on NADA published book values. Vehicles that are not valued by the vendor are valued by an appraiser using published guides. The valuation method is based on market value with adjustments made for known upgrades and mileage where applicable.

Leased Assets

Leased and multi-location assets are valued using the RCNLD method as well. If the asset to be valued in this category is a vehicle, then NADA published book values are used. Assets that are not valued by the vendor are valued by an appraiser determining the present value of the asset or published industry guides.

INDIVIDUAL VALUE REVIEW PROCEDURES

Office Review

Business Personal Property

A district valuation computer program exists in the client server 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, parcels that exceed \$1 million in value are validated annually, as well as the systematic field inspection of non-rendered business personal property accounts from the prior year and parcels that have recently transacted.

Vehicles

A vehicle master file is received in a soft file format from an outside vendor. The district conducts a match in conjunction with working the renditions, and any unmatched vehicles used for business purposes will have a new account created as needed where there is an identifiable business entity within the jurisdiction. In those instances where there are a vast number of vehicles under an individual's name, the District will take an opportunity to correlate this information with additional District resources to validate if these could potentially be used for business purposes. Vehicles that are not valued by the vendor are valued by an appraiser using the present market value of the asset using recognized published industry guides.

Leased Assets

Leased assets are required to be rendered annually, as is all business personal property. The appraisers will individually catalog assets in like jurisdictions into one account. The reported data is used to match existing accounts or create new accounts on the appraisal roll. Application of the RCNLD method of valuation will be applicable to these assets. Assets that are not rendered may likely no longer be located at the situs, and the appraiser will need to verify this with the deleted properties listing if provided or determine if the asset is at the location. The appraiser will take the necessary action to validate whether the asset is still at the location, either through a field inspection or documentation from a reporting agency, or both.

PERFORMANCE TESTS

Ratio Studies

With the implementation of HB8, the Property Tax Division of the Texas State Comptroller of Public Accounts will conduct a Property Value Study (PVS), every other year and may occur annually if local value is not certified to T.E.A. The PVS is a ratio study used to gauge appraisal district performance. Results from the PVS play a role in the school funding formula. Rather than a sales ratio study, the business 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 Guadalupe Appraisal District's personal property values and ratios are formed.

Contracted Appraisal Services

The appraisal of certain heavy industrial improvements (F2), business personal property (L2), utilities, and minerals are performed by Capitol Appraisal Group, LLC (CAG). The required mass appraisal valuation procedures and processes, for these categories of properties, are outlined in Exhibit E.

Provided below is contact information and listing of CAG appraisal staff assigned to provide mass appraisal assistance in 2024.

Capitol Appraisal Group
9300 Research Blvd., Suite 100
Austin, Texas 78759-6510
512.346.5480

Appraisal Staff

<u>NAME</u>	<u>TDLR#</u>	<u>LICENSE STATUS²</u>
Dave Poplar	#71614	Active
Kenneth Hitt	#71452	Active
Gregg Davis	#71552	Active
Noel Wilcoxson	#71581	Active
Geri "Tilly" Renfroe	#70171	Active
Sandra Fain	#74641	Active
Jeff Ronk	#75306	Active

² License status of individuals providing appraisal assistance in the production of mass appraisal valuations were confirmed to be active and in good standing via license search of TDLR database: <https://www.tdlr.texas.gov/LicenseSearch/LicenseSearch.asp>.

GAD APPRAISAL STAFF

Listed below are appraisal staff members that provided significant appraisal assistance in the mass appraisal of all taxable properties within the district's jurisdiction for 2023.

NAME	TITLE	T.D.L.R. #	TYPE OF ASSISTANCE
Jennifer Tovar, R.P.A.	Deputy Chief Appraiser	71947	Valuation Correlation
Jessica Lopez, R.P.A.	Complex Team (BPP ³) Appraiser	71054	Data Collection/Update Property Data/ Valuation Correlation
Kimberly Smith	Residential Team Staff Appraiser	71070	Data Collection/Update Property Data
Jason Herrera, R.P.A.	Complex Team Staff (AG) Appraiser	73438	Data Collection/Update Property Data/ Valuation Correlation
Robin Baker, R.P.A.	Complex Team Staff Appraiser	74593	Data Collection/Update Property Data Valuation Correlation
Laura Acuna, R.P.A.	Complex Team Staff Appraiser	75341	Data Collection/Update Property Data
Joe Clark, R.P.A.	Residential Team Staff Appraiser	75591	Data Collection/Update Property Data
Lisa Stone, R.P.A.	Residential Team Staff Appraiser	76319	Data Collection/Update Property Data
M'Cheyl Cox, R.P.A.	G.I.S Appraiser	76351	Data Collection/Update Property Data
David Hansen, R.P.A.	Complex Team Staff Appraiser	76784	Data Collection/Update Property Data
Renee Pereira	Complex Team Staff Appraiser	77035	Data Collection/Update Property Data
Anthony Anchante	Residential Team Staff Appraiser	77410	Data Collection/Update Property Data
Tina Perkins	Residential Team Staff Appraiser	77449	Data Collection/Update Property Data
Jessica Zavala	Residential Team Staff Appraiser	77489	Data Collection/Update Property Data
Natalia Almquist	Complex Team Staff Appraiser	77517	Data Collection/Update Property Data
Justin Coldevey	Residential Team Staff Appraiser	77799	Data Collection/Update Property Data
Nicole Espada, R.P.A.	Residential Team Staff Appraiser	77801	Data Collection/Update Property Data
Jorge Villanueva	Residential Team Staff Appraiser	77800	Data Collection/Update Property Data
Michael Barnes	Appraiser Assistant	78029	Data Collection/Update Property Data
Ivette Kirschbaum	Complex Team (BPP) Appraiser	78030	Data Collection/Update Property Data

³ Business Personal Property (BPP)

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 only. Any other use of appraisal records is expressly prohibited. The issuer does not warrant any other uses.
2. The extraordinary assumption is that title to the property is good and marketable and the legal description is correct.
3. 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.
4. All sketches in the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports.
5. Appraisers who are developing appraisals under mass appraisal guidelines and for ad-valorem purposes only are not required to give testimony or attendance in court by reason of the appraisal, unless directed by, employed by and provided legal counsel by the Guadalupe Appraisal District.
6. The Appraisers have inspected properties by observation and are limited where consent is not given by property owners for a field inspection. Inspections may be conducted via aerial observations and where consent is given for exterior field inspections. However, it is not possible to personally observe conditions unavailable to view such as the interior of structures or items 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. Interior structure inspections are not conducted.
7. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as appraisal staff resources and time allowed, with use of aerial photography where access to the property is not granted or when time constraints are present.
8. Validation of sales transactions are attempted through, owner sales confirmations, field inspections, and sales data obtained from private entities, and are deemed reliable. The sales file held by the Guadalupe Appraisal District is deemed confidential in nature as outlined in Section 552 of the Texas Government Code.
9. Attached is a list of those staff members and contract appraisers who have provided significant mass appraisal assistance.
10. Extraordinary assumptions are made through the entirety of the mass appraisal for the January 1st valuation date conducted and are based on the available information known to the Guadalupe Appraisal District at the time of the appraisal. If it is proven that the extraordinary assumption made is inaccurate, either in whole or part, the appraiser may change their opinion of value and revise the opinion of value related to the January 1st value of the property.

Certification Statement:

"I, Peter Snaddon, Chief Appraiser for the Guadalupe Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of, at this time, at an appraised value which, to the best of my knowledge and belief, was determined as required by law. I have no present or prospective interest in the properties that are the subject of the report. I have no bias in respect to the properties that are the subject of this report. My engagement in the assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, or the attainment of a stipulated result. All appraisal staff and contracted appraisal firms that have provided significant mass appraisal assistance are identified on the subsequent pages."



Peter Snaddon R.P.A. C.C.A.
Guadalupe Appraisal District, Chief Appraiser
TDLR # 72458

EXHIBIT A

Adopted Written Reappraisal Plan (2023-2024)



WRITTEN REAPPRAISAL PLAN

2023-2024

Guadalupe Appraisal District

3000 North Austin Street
Seguin, TX 78155

830.303.3313
www.guadalupead.org

Plaza Hotel - Downtown Seguin

Written Reappraisal Plan (WRP)

Executive Summary

Texas Property Tax Code Requirement

Section 6.05 Appraisal Office

- (i) To ensure adherence with generally accepted appraisal practices, the Board of Directors of an appraisal district shall develop **biennially** a **written plan** for the periodic reappraisal of all property within the boundaries of the district according to the requirements of §25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15 of each even numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

Section 25.18 Periodic Reappraisal

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05(i).

Requirements of Written Plan

- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
 - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;

- (2) Identifying and updating relevant characteristics of each property in the appraisal records;
- (3) Defining market areas in the district;
- (4) Identifying property characteristics that affect property value in each market area, including:
 - (A) The location and market area of the property;
 - (B) Physical attributes of each property, such as size, age, and condition;
 - (C) Legal and economic attributes; and
 - (D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
- (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

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Introduction

The Guadalupe Appraisal District (*District*) has prepared and published this reappraisal plan as required by and in accordance with the Texas Property Tax Code (Tax Code) Sections 6.05(i) and 25.18. It is intended to provide our Board of Directors, taxing units, property owners, and public with an understanding of the district's annual responsibilities and activities.

Board of Directors

Darren Dunn – Chairman

Ben Amador, Jr. – Vice Chairman

Daryl John – Secretary

Letticia Severs – Member

Jim Lievens – Member



District Executive Team

Peter Snaddon – Chief Appraiser

Erich Strey – Deputy Chief Appraiser

Patricia Meyers – Director of Administration

Scope of Responsibility

The District is a political subdivision of the State of Texas created to appraise all taxable properties within its jurisdictions, as of January 1st each year. The creation of the appraisal district was passed with the 66th Legislative Session in 1979, approved by the voters in the general election of November 1980. Implementation of House Bill 1010 from the 80th Legislative Session affirmed the County line as the jurisdictional boundary of appraisal districts.

The District has a five-member Board of Directors who are elected by the entities the District serves. This five-member Board of Directors appoints the Chief Appraiser, who is the chief administrator of the appraisal district. Generally, Board of Directors serve a two-year term with directorships beginning on January 1st (*year one*) and ending on December 31st (*year two*).

The District is governed by the provisions contained in the Tax Code, relative to legal, statutory, and administrative requirements. The 86th Legislative Session (2019) passed Senate Bill 2 (SB2) which provided specific publications as context to the statement, "generally accepted appraisal methods and techniques". Effective as of January 1, 2020 the most recent versions of the following industry publications are considered to provide the professional appraiser with generally accepted appraisal methods and techniques:

1. Appraisal of Real Estate - Appraisal Institute
2. Dictionary of Real Estate - Appraisal Institute
3. Uniformed Standards of Professional Appraisal Practice (USPAP) - Appraisal Foundation
4. A publication that includes information related to mass appraisal.

Examples of Publications referenced by the District include:

- ❖ *Property Appraisal and assessment Administration (IAAO)*
- ❖ *Fundamentals of Mass Appraisal (IAAO)*
- ❖ *Technical Standards (IAAO)*

As of adoption of this WRP, District is responsible for performing the appraisals and exemption administration for 27 active taxing units. The following is a complete list of the taxing units District serves:

<i>Guadalupe County</i>	<i>City of Schertz</i>	<i>Schertz-Cibolo-U.C. ISD</i>
<i>York Creek Water District</i>	<i>City of Seguin</i>	<i>Seguin ISD</i>
<i>Lake Dunlap WCID</i>	<i>City of Marion</i>	<i>Marion ISD</i>
<i>Lake McQueeney WCID #1</i>	<i>City of Cibolo</i>	<i>Navarro ISD</i>
<i>Lake Placid WCID #1</i>	<i>City of New Braunfels</i>	<i>New Braunfels ISD</i>
<i>Lone Oak Farm MUD</i>	<i>City of San Marcos</i>	<i>San Marcos ISD</i>
<i>Municipal Utility District #4</i>	<i>City of Luling</i>	<i>Luling ISD</i>
	<i>City of Santa Clara</i>	<i>La Vernia ISD</i>
	<i>City of Selma</i>	<i>Comal ISD</i>
	<i>City of Universal City</i>	<i>Prairie Lea ISD</i>
		<i>Nixon-Smiley ISD</i>

Each taxing unit, such as the county, cities, school districts, or water districts set 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. The property appraisals performed by the District staff allocate the year's tax burden based on each taxable property's market value. Additionally, the District determines eligibility for various types of property tax exemptions such as those for homeowners, disabled veterans, charitable and religious organizations, freeport inventory, and abatements.

The District's annual budget is funded by the active taxing units it serves. The funding received is calculated pro-rata according to the levy generated . If any existing municipalities or newly formed taxing units become active taxing units in Guadalupe County, District will be responsible for the appraisal of property within their defined areas. The new active taxing units would be

¹ Texas Property Tax Code §6.06 (d)

incorporated into the District allocation and budget cycle. Expectations for the addition of (existing) municipalities becoming active taxing units in future years, are likely low during 2023/2024. Specifically, cities like New Berlin, Kingsbury, Staples, or Martindale have not indicated any serious intent to begin levying a property tax. Activity relating to the creation of new taxing units has been present during the prior two-year period with the formation of new Water Control & Improvement Districts (WCID) to aid in the funding and maintenance of new dams along the Guadalupe River. Additionally, growth along State Highway 123 north of Seguin has resulted in the creation of a municipal utility district or MUD to serve new residential developments in that area of the county. New taxing unit expectations for the coming two-year period include potentially the forming of a WCID for the Meadowlake waterfront area and additional MUD(s).

As of the 2020 certification, the district was responsible for appraising 99,439 accounts² in total.

Market Value, Appraisals Generally, and Special Provisions

Market Value

Except as otherwise outlined in the Tax Code, all taxable property is appraised at its "market value" as of January 1st. Market value, as defined by the Tax Code³, 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 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
- Both the seller and the purchaser seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

² 2022 Certified Totals, CAD Grand Totals

³ Texas Property Tax Code §1.04 (7)

Appraisals Generally

§23.01(b) of the Tax Code, states:

"The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P.). The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value, and all available evidence that is specific to the value of the property shall be taken into account in determining the property's market value."

Additionally, *§23.01 (c) of the Tax Code* provides guidance on use of foreclosure sales and declining markets, "chief appraiser may not exclude from consideration the value of other residential property that is in the same neighborhood as the residence homestead being appraised and would otherwise be considered in appraising the residence homestead because the other residential property:

- (1) was sold at a foreclosure sale conducted in any of the three years preceding the tax year in which the residence homestead is being appraised and was comparable at the time of sale based on relevant characteristics with other residence homesteads in the same neighborhood; or
- (2) has a market value that has declined because of a declining economy."

Special Appraisal Provisions

Chapter 23 of the Tax Code provides special appraisal provisions for the valuation of various property types. These property types include:

- ❖ Residential Homesteads (§23.01, §23.23)
- ❖ Residential Real Property Inventory (§23.12)
- ❖ Dealer Inventories (§23.121, §23.124, §23.1241, and §23.127)
- ❖ Oil and Gas Interest (§23.175)

- ❖ Homeowner Association Owned Property (§23.18)
- ❖ Non-Exempt Property used for Low- or Moderate-Income Housing (§23.215)
- ❖ Productivity Value – Agricultural Land Uses (§23.41)
- ❖ Restricted Land (§23.22, §23.83)

General Statement on WRP:

Reference to a specific work project contained within the reappraisal plan herein is to be considered tentative plans for the District at this time. The reappraisal plan was developed, and work projects considered with reasonable assumptions of no major natural disasters, drastic reduction in designated property tax professionals or new legislative requirements that would require the District to reallocate available resources.

*A calendar of appraisal events, for both 2023 and 2024, is provided as visual reference of key target dates observed annually within the reappraisal process (**Exhibit F**). Additionally, a work plan for contracted appraisal services is included to aid in coordination efforts between respective appraisal and administrative teams. Please note that the block scheduling calendars provided are not intended to outline every specific process, but rather provide a general timeframe of annual activities performed by the District staff.*

Any amendments to a current written reappraisal plan, other than updating of personnel changes, will be presented to District's Board of Directors for adoption through resolution.



REVALUATION DECISION

According to the Tax Code Section 25.18, the plan shall provide for the following reappraisal activities of all real and personal property in the district at least once every three years.

Guadalupe County has experienced consistent growth in development of vacant lands, property transactions (improved and unimproved), and population. As a result, prices paid for properties within Guadalupe County have steadily, excluding historic value growth observed during 2021, increased year after year. It is anticipated this will continue into 2023 and 2024. IAAO Standard on Mass Appraisal of Real Estate states under section 4.8 Frequency of Reappraisals,

Section 5.1 of the Standard on Property Tax Policy (IAAO 2020) states, "Current market value implies annual assessment of all property. This does not necessarily mean that every value must be changed each year. In annual assessment, the assessing officer should consciously reevaluate the factors that affect value, express the interactions of those factors mathematically, and use mass appraisal techniques to estimate property values. Thus, it is necessary to observe and evaluate, but not always to change, the assessment of each property each year in order to achieve current market value.....When assessments are not updated annually, the valuations on properties not reassessed in a given cycle may change dramatically when they are reassessed; this in turn adds to criticisms of current market value-based systems."

To ensure valuations are reflective of market conditions, properties will be evaluated annually during the period of this WRP.

PERSONNEL & RESOURCES

The Chief Appraiser is responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. District operations are divided into two functions: administration and appraisal. The function of administration is to manage and organize business support functions for the district to include human resources, budget, finance, records management, mapping, purchasing, fixed assets, facilities, and public services. The appraisal side of the district

is responsible for the valuation of all real and personal property accounts. The types of properties appraised by the district include single family, multi-family, commercial, industrial, minerals, utilities, aircraft, and land.

The 2023 adopted budget provides for 41 full-time employees. This level of staffing reflects a 17% increase from previous WRP and is in response to the increased demand observed in annual appeals. The district has two office locations; main office is in Seguin with a second location in the Guadalupe County Service Center building (Schertz). This location will have three full-time employees available to assist property owners with additional office space and resources for appraisers working in the area.

The growth within District has resulted in the need to expand facilities used to support the increased demand of services. In the current 2022 budget, funding for a parking lot expansion adding thirty (30) parking spaces is expected to be completed prior to the start of the 2023 appeal season. This will allow for safe ingress/egress from site during periods of high traffic to and from the main office by the public.

Additionally, discussions pertaining to the expansion of the main office will be necessary. The current staffing level has resulted in the exhaustion of available workstations for employees. The increased demand by property owners for a formal appeal hearing with the Appraisal Review Board (ARB) requires the District begin the process of operating within multiple panels. This requires adequate conference room space. Current conference room can accommodate two panels through the incorporation of a soundproof room divider. Bids are being requested for possible implementation in the fall of 2022 or spring of 2023. The past master facility plans included a final 60'x60' addition to the rear of current facility. This addition, once completed, would increase the total square-footage of the main office to 12,446. The addition called for seventeen (17) offices, a second conference/training room, and two restrooms. Discussions on

the level of finish-out, 100% or less, is appropriate to minimize funding burden to taxing units while still maintaining District's capabilities to timely complete annual reappraisal requirements.

Record retention requirements costs the District approximately \$4,000 annually to house documents off-site. A better option may be to either construct an onsite storage building or include storage space within the aforementioned 60'x60' addition.

TARGETED INSPECTIONS

IAAO states that all property characteristics data should be reviewed and updated at least every 4 to 6 years (IAAO, 2017). This can be accomplished several ways. District has chosen the option of re-inspecting all property at periodic intervals. The periodic intervals are configured on either a three- or five-year cycle; based GEO Region the account is located within and/or its state coding. The primary goal of GAD's re-inspection process is to maintain compliance with IAAO standards on periodic inspections. The methods used to accomplish this goal are only a guide to achieving compliance. The clustering of accounts for re-inspection cycle planning should not be viewed as an account within the assigned cluster must be inspected within the cluster's assigned year. If an account that falls within an assigned cluster, through the normal course of reappraisal activities, has a last inspection date that will meet IAAO standards as of the annual reappraisal date, no further action is required.

Re-inspection intervals for property state coded **A, C, D, E, or M**; the district has configured these targeted re-inspections on a five-year cycle. Each year of the cycle is noted as a 'cluster' containing approximately 20% of the total accounts. See **Exhibit A** for a complete summary of the five-year cycle.

Re-inspection intervals for property state coded **B or F**; the district has chosen to re-inspect these accounts on a three-year cycle. Below is a summary of the inspection break-down for the next three-year cycle⁴; 2023, 2024 and 2025.

YEAR of CYCLE	MULTI-FAMILY (B)	COMMERCIAL (F)	RE-INSPECTION ACCOUNT TOTALS (YR)
2023	152	620	772
2024	231	416	647
2025	249	1591	1840
TOTAL ACCOUNTS (B & F)			3259

Re-inspection of non-industrial business personal property (BPP), state coded **L1**, is accomplished through the two following methods: three-year re-inspection cycle and annual review of accounts with a market value greater than \$1,000,000. The accounts re-inspected via a three-year cycle are identified by lack of rendering and/or have not been inspected in previous three years. See **Exhibit B** for a complete listing of accounts that fall within Top 3% and summary of inspection break-down for the next three-year cycle; 2023, 2024 and 2025.

TARGETED PROJECT(S)

Land Designated for Agricultural (AG) Use

District Agriculture Department will request an updated application for 1-d-1 Open-Space Agricultural Use for the following reasons during this WRP period:

- New Ownership
 - New owners of land currently under special valuation will have the designation removed and notified of need to apply for restoration of agricultural designation. Upon submission of application, District AG appraisers will review the submitted application and decide to 1) approve the designation; 2) disapprove and request additional information; or 3) deny the application.

⁴ The inspection count break-down is as of 09/08/2022.

➤ Existing Owners

- As a result of splitting or combining tracts of land, acreage amounts will have changed and thus not accurately reflect information previously noted on application currently on file.

➤ Owners of property where eligibility for 1-d-1 Open-Space Agricultural Use has ended⁵

TARGETED MARKET(S)

When atypical events or conditions occurred, which may impact the valuations of properties within a specific market area, the district will choose to target these areas for monitoring.

Examples of events or conditions include, but are not limited to the following: Guadalupe-Blanco River Authority (GBRA) controlled dam failure, installation of water and sewer lines, addition of or change to builder within a developing subdivision, creation of new taxing unit(s), health crisis, etc.

For the two-year period of this WRP the District is actively monitoring the following markets for possible use within the reappraisal process:

➤ Designated Lakes along Guadalupe River

- The creation of three (3) Water Control & Improvement Districts (WCID), for the purpose of levying a tax to repair/replace existing GBRA controlled dams were approved by voters. The replacement of the dams will require lowering of water levels for the construction period. Additionally, the new taxing units began levying taxes in 2021. The impact this new tax levy will have on prices within these markets will be monitored closely during the next two-year period. This is to include the possible formation of a similar WCID for the Meadowlake area.

⁵ Texas Property Tax Code §23.56

➤ High Density Residential Development

- Guadalupe County continues to experience sustained population growth. This trend is expected to continue through the two-year period of this WRP. The demand for housing, within the county, results in local municipalities expanding utilities infrastructure to accommodate the development of large vacant tracts of land. The impact these events and activities have on surrounding land values is monitored for modification and/or calibration of land valuation models for impacted properties.
- The development activity within the following cities and school districts are monitored for possible reappraisal, because of changes to land uses and available utilities:
 - ❖ City of Marion/ Marion ISD
 - ❖ City of Seguin/ Seguin ISD
 - ❖ City of Cibolo/ SCUC ISD
 - ❖ Navarro ISD



Historic Downtown Seguin
(City of Seguin, 2020)



REAPPRAISAL ACTIVITIES

I. Identifying Properties for Appraisal (*Discovery*)

a. Methods of Identification – Real Property

The District continues to implement several means to identify properties that require inspection for the purpose of updating relevant property characteristics. The following is a listing of the methods commonly used accompanied by a brief description of the process:

- **Building/ Septic Permits:** Issued by cities (building permits) and the Department of Health and Sanitation of Guadalupe County (septic permits). These types of permits are regularly collected from or provided by these sources. The data collected is matched with the corresponding appraisal district accounts and flagged for inspection.
- **On-Site Field Inspections:** Conducted by field appraisers, on-site inspections are performed within newly developed subdivisions and existing subdivisions with ongoing development. Typically, two rounds of on-site inspections are conducted within these developing communities. The first round beginning in August after certification with a second round conducted in December.
- **Aerial Photography:** The use of current aerial photography has become an invaluable tool for appraisal districts across the state, as an acceptable alternate to the more costly on-site inspection. The District conducts annual aerial sweep projects by clusters of market areas by Geo Regions and/or state coding of the real property. The “sweep” is outlined as an aerial inspection of each property within the district for the purpose of updating the appraisal record of each property. IAAO provides guidance on varying

acceptable digital technology tools to accomplish the periodic re-inspection requirement. District incorporates the following option, outlined by IAAO⁶:

- *Oblique aerial photographic images capable of being used for measurement verification, updated at least every 2 years in rapid-growth areas or 5 years in slow-growth areas.*
- **Other Methods:** Additional options for discovery used by the appraisal district include:
 - *Driveway Permits*
 - *Mechanics Liens*
 - *Information from Listings for Sale*
 - *District Sale Confirmation Survey Letters*
 - *Income & Expense Performance Survey*
 - *Recorded Deeds of Trust*
 - *Property Owners*
 - *Reports on recently assigned 911 Addresses*
 - *Fee Appraisals*

b. Methods of Identification – Personal Property

The identification of Non-Industrial Business Personal Property (BPP) that require inspection for the purpose of updating relevant property characteristics is accomplished through the following methods:

- Field Inspections
- Annual Rendition Process⁷
- Commercial Building Permits
- Doing Business As (DBA) filings
- Commercial Vehicle Listings
 - *Third-Party Vendors*
 - *Monthly/Annual Vehicle Declarations by dealers*
- General Distinguishing Number Listing
- Texas Parks & Wildlife Listings
- Federal Aviation Administration (FAA)
- Commercial Property Transactions
- Other Methods: Additional options for discovery used by the appraisal district, as it relates to BPP, include the review of:
 - *Retail Strip Centers (On-Site Inspections)*
 - *Texas Alcohol Beverage Commission List*
 - *Food Permits*
 - *Certificate of Occupancy Permits*
 - *Child-care Operation Licenses by Child Protective Services*
 - *State Health Services Licenses*
 - *Local Publications (Advertisements)*
 - *Online Publications and Websites*

⁶ Guidance on International Mass Appraisal and Tax Policy (2014)

⁷ Texas Property Tax Code, Chapter 22

c. Contract Appraisal Services

The District annually enters a services contract with Capitol Appraisal Group (CAG) for the appraisal of the following categories of property:

- Designated Industrial Real Property
- Industrial Personal Property
- Utility, Railroad and Pipeline
- Oil and Gas Property (*also called Minerals*)

Refer to **Exhibit C** for a complete listing of the actions and processes, as it relates to identifying properties to be appraised, CAG will use in successfully carrying out their contractual reappraisal responsibilities during this WRP period.

d. Parcels Identified for Re-Inspection

1. As of September 8, 2022, District's normal reappraisal-discovery process has identified 2,105 parcels that require an inspection. These accounts, identified through the various methods of discovery outlined above, are flagged for inspection by entering the date of January 1st of the corresponding year. For example, accounts identified for reinspection in 2023 would have a "Next Inspection Date" of 01/01/2023. Accounts within this grouping encompass all categories types and locations.

2. This identification process is continuous and will yield additional field inspections throughout each calendar year. Obtaining a current listing of accounts requiring a reinspection can be accomplished two ways, outlined below:

➤ **By Query**

```
SELECT DISTINCT appr_card_curr_property_vw.prop_val_yr,
    appr_card_curr_property_vw.prop_id,
    appr_card_curr_property_vw.prop_type_cd,
    appr_card_curr_property_vw.next_appraisal_dt,
    appr_card_curr_property_vw.next_appraisal_rsn,
    appr_card_curr_property_vw.prop_inactive_dt,
    property_profile.state_cd
FROM pacs.oltp.dbo.appr_card_curr_property_vw
    appr_card_curr_property_vw, pacs.oltp.dbo.property_profile
    property_profile
WHERE property_profile.prop_id =
    appr_card_curr_property_vw.prop_id AND
    property_profile.prop_val_yr =
    appr_card_curr_property_vw.prop_val_yr AND
    ((appr_card_curr_property_vw.prop_val_yr=2023) AND
    (appr_card_curr_property_vw.prop_inactive_dt Is Null) AND
    (appr_card_curr_property_vw.prop_type_cd In ('MH','R')) AND
    (appr_card_curr_property_vw.next_appraisal_dt={ts '2023-01-01
    00:00:00'}))
```

➤ **By Printing of Appraisal Card (via PACS)**

In PACS tab **Activities>>>Appraisal Cards>>>Print User**

Defined: criteria screen will appear. In the 'Next Appraisal Date' field insert the dates of 0101202X-1231202X to yield the most up to date appraisal cards for this listing.

3. As noted previously, vacant lots within new and developing residential subdivisions are inspected twice annually until the subdivision is finished out. The count of accounts requiring inspection will fluctuate annually with the recording of new subdivisions, improved lots, and closed out developments. As of 09/08/2022, there are 92 actively developing subdivisions with Guadalupe County with a total of 5,510 lots.



II. Identifying and Updating Relevant Characteristics (*Data Collection*)

a. Improved Property

Identifying and updating relevant characteristics of an improved property is accomplished using a two-step inspection process of data, aerial and on-site field inspections.

1. Aerial Inspection: The assigned appraiser shall view the latest aerial photograph, acquired by the District, of the subject property to collect/confirm relevant data about the property. Initial types of details one can collect through aerial inspection include total structure count and measurements of structures (GIS Measuring Tool). Additionally, incorporation of District account imagery and Google's street view application aids in quality of construction classification of new improvements, confirming construction quality classification of existing improvements, and/or level of physical deterioration. Presence of possible external obsolescence, among other characteristics impacting properties, can also be evaluated with these noted tools.

2. On-Site Field Inspection: If the initial aerial inspection does not provide the data necessary for the inspecting appraiser to make an informed decision on the relevant property characteristics, the account will be flagged for an on-site inspection. The assigned appraiser will physically visit the site of the property to gather the needed information to complete the inspection. Protocols for On-Site field inspections, by District appraisers, are provided within the established guidelines⁸ of the District. Inspecting appraisers shall adhere to these guidelines, which are routinely reviewed for necessary modifications or updating. Field Appraisers are reminded of these protocols

⁸ See District Residential Manual

following certification and prior to beginning field inspections for the new appraisal year.

Types of Data and Collection Process

The appraiser will identify and/or confirm relevant characteristics observed during the inspection process, regardless of collection method used. Examples of characteristics considered relevant include, but are not limited to:

- *Situs Address*
- *State Code Classifications*
- *Region Codes*
- *Neighborhood Codes*
- *Property Use Codes*
- *Property Classification*
- *Construction Type and Quality*
- *Condition*
- *Obsolescence (depreciation) Factors*
- *Detailed Improvement Features*
- *Municipal Zoning Ordinances*
- *Flood Zone Designations*

Field inspection datasheet templates have been developed for use by the Appraisal Staff in their inspection process. The use of a prescribed templates aid in uniformed data collection of relevant characteristics by field appraisers.

Once all relevant data has been collected and/or confirmed it is submitted to the data entry department for processing. Data is collected and recorded by the inspecting appraiser using the property's current appraisal card and a field inspection datasheet. At their discretion, limited in scope, appraisers may process/input collected data. Personnel within the data entry department will update the electronic records of the property according to the information and data noted on the submitted appraisal card and/or field inspection datasheet. Administrative quality control (QC) procedures have been implemented for periodic review of the levels of accuracy achieved during the collection process and processing of data. Measured observations are used to make determinations on modifications to the process for the purpose of improved

accuracy. Additionally, results from QC reviews can assist in development of new training to increase efficiency and practices among staff.

b. Unimproved Property

Identifying and updating relevant characteristics of an unimproved property is accomplished through a similar two-step inspection process, as outlined above in previous section for improved property, aerial and on-site field inspections.

The integration of current aerial photography within the district CAMA system's GIS mapping application, is a valuable resource to District staff appraisers performing reappraisal inspections of unimproved property. The GIS mapping application provides users with the ability to activate specific data points which will populate when viewing a property.

Types of Data and Collection Process

An assigned appraiser will identify and/or confirm relevant characteristics observed during the inspection process, regardless of collection method used. Examples of characteristics considered relevant to unimproved property include, but are not limited to:

- *Situs Address*
- *State Code Classifications*
- *Region Codes*
- *Neighborhood Codes*
- *Property Classification*
- *AG Use (Open-Land, Wildlife Management)*
- *AG Land Type Codes (Pasture, Tillable, Native, Pecans, Bee Keeping)*
- *Flood Zone Designations (Floodway, 100yr, 500yr)*
- *Municipal Zoning Ordinances (Varies by Municipality)*
- *Road Frontage/ Access*
- *Dedicated Easements (Access, Utilities, etc.)*
- *Shape & Topography*
- *Availability of Utilities*

Assigned appraisers are expected to document all relevant data collected during reinspection on the property appraisal card. At the conclusion of the reinspection

process by the assigned appraiser, the necessary updating of the properties can be accomplished in two ways; 1) submit to data entry department for processing or 2) process changes through CAMA system's mass update tool. The mass update option is best, when application of a specific characteristic or adjustment is to be applied to a large sample of properties.

Administrative quality control (QC) procedures have been implemented for periodic review of the levels of accuracy achieved during the collection process and processing of data. Measured observations are used to make determinations on modifications to the process for the purpose of improved accuracy. Additionally, results from QC reviews can assist in development of new training to increase efficiency and practices among staff.

c. Business Personal Property (Non-Industrial)

The primary source of data for updating relevant characteristics of the business personal property parcels shall be through rendition information and on-site inspections. Collected data is verified and cross referenced through comparisons with existing confidential records on file and/or information obtained from third-party databases. Characteristics, identified as a value drive which impacts the property's market value, are noted on the appraisal card. The assigned appraiser may choose to update the electronic records or submit to data entry for processing.

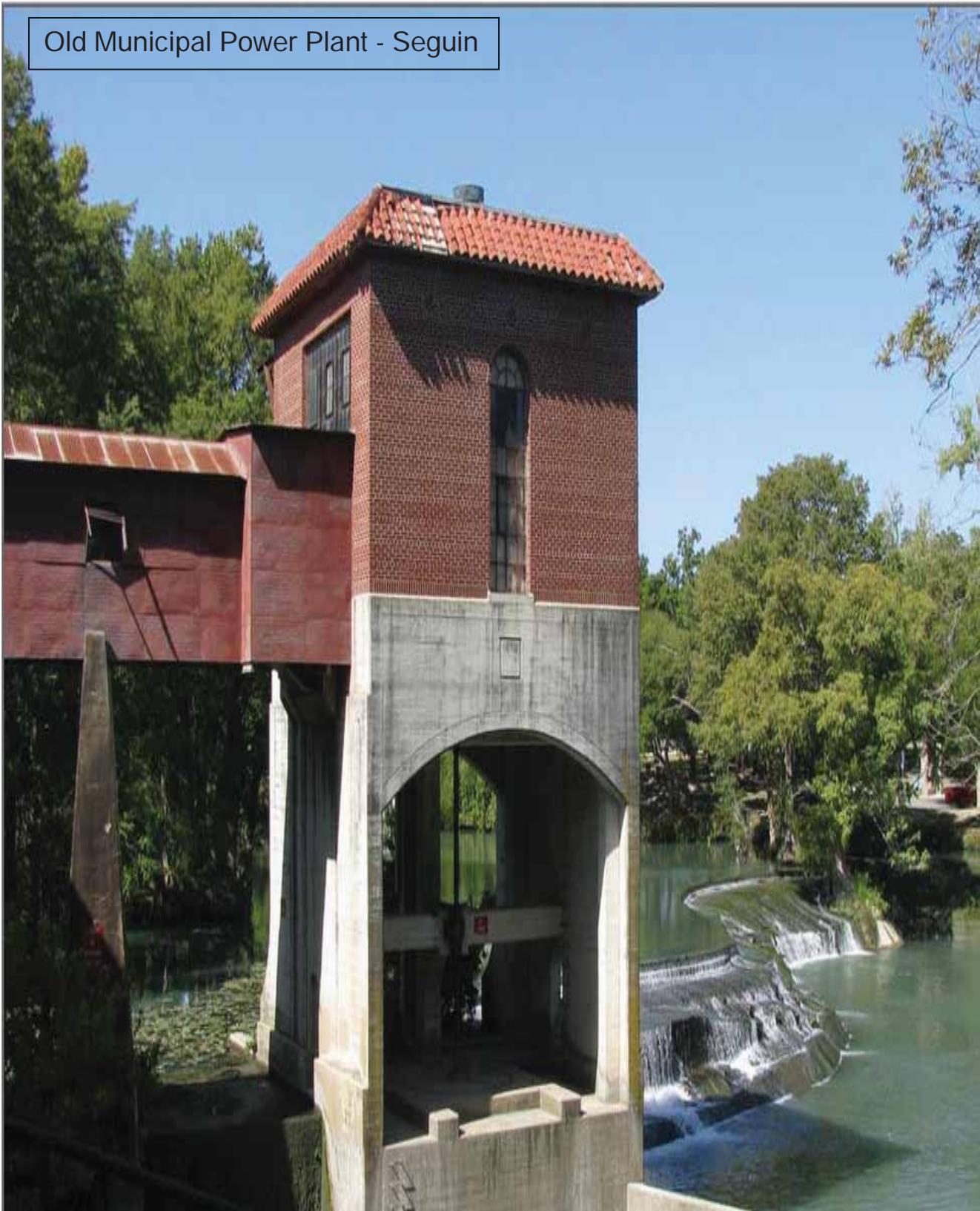
d. Contract Appraisal Services

The District annually enters a services contract with Capitol Appraisal Group (CAG) for the appraisal of the following categories of property:

- Designated Industrial Real Property
- Industrial Personal Property
- Utility, Railroad and Pipeline
- Oil and Gas Property (*also called Minerals*)

Refer to **Exhibit C** for a complete listing of the actions and processes, as it relates to data collection, CAG will use in successfully carrying out their contractual reappraisal responsibilities during this WRP period.

Old Municipal Power Plant - Seguin



III. Defining market areas in the district (*Geographic Stratification*)

a. Purpose of Market Areas

The understanding of a market area, and the value drivers within, is a key element in the proper valuation of real estate. Specific to mass appraisal, models are developed to facilitate the annual value assessment of a defined group or universe of property. The IAAO⁹ provides the following guidance on market areas, "... geographic stratification is appropriate when the value of property attributes varies significantly among areas and each area is large enough to provide adequate sales. It is particularly effective when housing types and styles are relatively uniform within areas."

Additionally, the IAAO¹⁰ defines market area, or economic area, and neighborhood in the following terms:

- ***Economic Area*** - *A geographic area, typically encompassing a group of neighborhoods, defined on the basis that the properties within its boundaries are more or less equally subject to a set of one or more economic forces that largely determine the value of the properties in question.*
- ***Neighborhood*** - *(1) The environment of a subject property that has a direct and immediate effect on value. (2) A geographic area (in which there are typically fewer than several thousand properties) defined for some useful purpose, such as to ensure for later multiple regression modeling that the properties are homogeneous and share important locational characteristics.*

b. Residential, Rural, and Commercial Property

District currently uses four different classifications of market areas to evaluate residential property, rural property, commercial property, and business personal

⁹ Standard on Mass Appraisal of Real Property (2017)

¹⁰ Glossary for Property Appraisal and Assessment, 2nd Edition (2013)

property (BPP): County-Wide, Regions, Independent School Districts, and Neighborhoods. The remaining three market area classifications are outlined below.

- **Regions** – Geographical regions are the broadest defined market areas used by the District. Guadalupe County is divided into thirty regions. These geographical areas are primarily defined by major thoroughfares, natural boundaries (i.e. rivers), and county lines. This level of stratification is used primarily by the AG land department in the valuation of farm and ranch land. Grouping regions, based on agricultural uses and soil type, has been implemented when reviewing sales activity for schedule modification or calibration.
- **Independent School Districts (ISD)** – Defining market areas by school district boundaries has been used by the commercial department in the appraisal of 2 to 4-unit residential rental properties. Premise in the use of this level of stratification centers on the importance renters, like home buyers, place on the quality of the local ISD.
- **Neighborhoods** – The most densely populated market areas within the district are defined by use of neighborhoods. Defining this classification of market area is often based on the boundaries of a platted subdivision for residential categories of property. Rural neighborhoods have been created in recent years to provide District appraisers ability to calibrate less densely populated areas of county. Commercially defined neighborhoods are typically based on the proximity and/or exposure to major thoroughfares.

COMMENTS ON MARKET AREA BOUNDARIES

Some of the areas in the district are undergoing a change in the highest and best use of the land, particularly rural land that is in close proximity to growing cities, such as the City of Cibolo, the City of Schertz, City of New Braunfels, and the City of Seguin. The district will closely monitor these areas to identify any market area changes that are occurring to accurately group these parcels to reflect the value as of the January 1st appraisal date.

The above referenced market areas are to be used as a guide for identifying a property's considered market area. All properties may not conform to defined market area descriptions and overlapping of characteristics is possible among bordering market areas. In these instances, the District will determine which market area best represents a property's individual characteristics. Current listings of active market areas used by the District are provided within the exhibits of this WRP, **Exhibit D (a-d)**.

c. Business Personal Property (non-industrial)

When defining a market area for business personal property, the boundaries of Guadalupe County are considered the primary market area for BPP. When unique situations arise, the market area may be expanded to a regional or state level. The market for business personal property is determined by the design and use of the property in question, thus the type of business the property can be used within will determine the buyers and sellers of the property. A current listing of the standard industrial class (SIC) codes used by the BPP department can be found within exhibits of this WRP, **Exhibit E**.

d. Contract Appraisal Services

The District annually enters a services contract with Capitol Appraisal Group (CAG) for the appraisal of the following categories of property:

- Designated Industrial Real Property
- Industrial Personal Property
- Utility, Railroad and Pipeline
- Oil and Gas Property (*also called Minerals*)

Refer to **Exhibit C** for a complete listing of the actions and processes, as it relates to defining market areas, CAG will use in successfully carrying out their contractual reappraisal responsibilities during this WRP period.

New Braunfels Regional Airport



IV. Identifying Property Characteristics Affecting Value (*Value Drivers*)

All influences on property value can be classified by one of four value driving forces:

Social, Economic, Physical/Environmental, and Governmental. District appraisers will annually review market areas on a broad level for measurable changes to local markets because of instability among elements within the forces that affect property values. The process is then continued to the smallest level of market areas. The types of characteristics (or variables) affecting property value varies depending on the highest and best use of the property. The use of multiple regression analysis can provide statistical support for identifying those variables which are found to have the greatest impact. Below are examples of the four forces outlined above as driving property values:

- Types of Social Forces – Population trends on the rise, decline or stable. Security consciousness centered on an area's perceived crime rate. Functional utility of homes to meet changing needs of homeowners.
- Types of Economic Forces – Desirability of location and consumers' ability to purchase real estate. Employment trends, housing construction costs, utility costs, and interest rates are various economic forces affecting value.
- Types of Physical/Environmental Forces – The easiest to identify, physical/environmental forces include site location, transportation infrastructure, availability of public transportation, topography of site, and local climate/weather.
- Types of Governmental Forces – This classification of force can impact property value from a variety of levels: national, state, or local. Federal/State income taxation, real estate taxes, quality of school system, quality of municipality provided services, or federal monetary policy can greatly impact values of affected property.



Seguin Public Library
(Tom McCarthy, 2019)

V. Appraisal Model (*Approach to Value*)

IAAO states that valuation models are to be developed for a defined group of properties' uses (IAAO, 2017). The choice of the most appropriate approach to value will vary based on the category of property being appraised and availability of the data necessary to provide reliable results considered reflective of current market conditions. For reference, typical usefulness of each approach to value, by property type, is outlined below by IAAO¹¹:

Type of Property	Cost Approach	Sales Comparison Approach	Income Approach
Single-Family Residential	2	1	3
Multi-Family Residential	3	1, 2	1, 2
Commercial	3	2	1
Industrial	1, 2	3	1, 2
Non-Agricultural Land	-	1	2
Agricultural Land¹²	-	2	1
Special-Purpose¹³	1	2, 3	2, 3

a. Residential Land

Residential land is appraised as though vacant using the market/sales approach as the appraisal model for valuation. The value of the land component of the total property appraisal is extracted 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 value of land located in the market area or neighborhood. When necessary, the land

¹¹ Standard on Mass Appraisal of Real Property (2017)

¹² Includes farm, ranch, and forest properties

¹³ Includes institutional, governmental, and recreation properties

appraisal is adjusted for specific factors and conditions that influence the value of the land. These adjustments may include conditions of access, shape, and or size. When necessary, abstraction and allocation methods will be used to ensure that estimated land values reflect the contributory market value of the land to the overall property value.

b. Single-Family Residences

Appraisals for single-family residences are derived by using the market/sales approach as the model for valuation. The master residential valuation schedule is annually calibrated by collecting sales of residential properties for the prior 12-15 month period. The district includes foreclosure sales in the overall residential analysis conducted, as outlined in §23 of the Texas Tax Code, again a jurisdictional exception.

All sales are reviewed and grouped accordingly per the residential structure's assigned quality classification. Once grouped, a sales ratio study is conducted for each quality group. The sales ratio study is a simple and straight-forward exercise in mathematics: the prior year appraisal for each individual property included in the study is divided by the current sales price of that property. The result is a ratio expressed as a percentage. If the prior year appraisal is less than the sales price, the result will be a percentage less than 100%; if greater than the sales price, the result will be a percentage greater than 100%. The purpose of the sales ratio study is to determine the accuracy of prior year appraisal with respect to current market [sales] value of properties within the study.

Once individual ratios have been determined, the average and median ratios are calculated for each quality group. In addition, the weighted mean is calculated for each quality group as well as for the entire study. The weighted mean for each quality group is calculated by summing the appraisals for each property within the quality group, then summing the sales prices for the same properties and then dividing the

first result by the second. The weighted mean for the entire study is calculated by summing the appraisal of all properties (regardless of class), then summing the sales price for all properties and then dividing the first result by the second. Generally, within each statistical group, the most weight is given to the average weighted mean ratio.

The resulting statistics of the mean ratios, median ratios and weighted mean ratios are then used to conclude adjustments to the residential valuation schedules to arrive at near 100% market value within each quality group of property.

The general procedure described above is implemented by these specific actions:

- Apply land value update as determined by land value analysis.
- Perform residential time adjustment analysis using sales ratio trend method to verify if time adjustment will be required for ratio studies.
- Perform ratio studies for each residential class group to note 'effective change in value' prior to any possible schedule changes. Note 'effective' change in overall market as well as for each quality group.
- Review data published in nationally recognized appraisal publication and, if necessary, reset RCN@1800sqft, District Multiplier, Local Multiplier, and/or Area Modifier matrices to correspond with published data.
- Post matrices adjustment: perform ratio studies for each residential class group to note 'effective change in value' prior to any possible changes to: Index Multiplier, and/or District (Sales) Modifier matrices.
- Adjust relevant matrices as required to arrive at near 100% market value as stipulated by statute.

Following the calibration of the master residential valuation model, further appraisal analysis is performed in terms of neighborhood and/or defined market areas. This level of analysis is performed to "fine tune" the appraisals and determine if properties, within certain neighborhoods or market areas, are selling at a premium or discount when compared to the calibrated master residential valuation model. Neighborhood analysis is performed by conducting ratio studies within individual neighborhoods or defined market areas. The observed results will aid in determining if appraisals within the neighborhood need to be adjusted; downward or upward. When necessary, properties located within a neighborhood will receive a "mass adjustment" to increase or decrease the market value indications and achieve desired results within ratio study. If there is not a mass adjustment at the neighborhood level (i.e. 100% factor), it was determined that that ratio study conducted based on the current appraisals were sufficient and did not require further adjustment.

c. Multi-Family Residential

For multi-family properties such as duplexes, four-plex properties, the sales comparison approach appraisal model is used to arrive at an estimate of market value. Specific to apartment complexes, the income approach appraisal model will be developed, and used based on the ability to annually acquire and validate adequate market data for income and expense information from this category of properties from industry for properties with income >\$100,000. When there is inadequate sales information available to derive reliable appraisals, additional appraisal models will be necessary and implemented for use to evaluate these properties. Since these types of properties are primarily owned for the purpose of income generation, the net income that a property produces is an indication of its value, therefore the valuation methods within the income approach to value can be used as a reliable model for the appraisal of the property. Lastly, if adequate sales or income information is not available, the cost approach to value may be implemented to arrive at an indication of property value. From time to time, there may be federal governmental restrictions on large

scale multi-family units that will need to be considered in determining the market value. All three approaches to value may be used, assuming sufficient and reliable information is available for the appraiser to employ these approaches to value for this type of property. The value assigned will be that which reflects the market value of the property. In a perfect scenario, there will be an abundance of information and willingness by the property owner to supply necessary information, so that all three approaches to value may be employed to arrive at an indicated value. However, this is almost never the case with only limited information being supplied by the property owner.

d. Rural, Commercial & Platted Residential Land

According to accepted appraisal theory, only the income and market/sales comparison model are acceptable in determining market value of land. The cost approach is generally not used in the valuation process of land in the district. The sales comparison approach is the most widely used method in determining market value, thus is the method that will be implemented in the District to derive appraisals of all types of land. In instances where the sales comparison and income approach can be implemented, both methods will be used and the final assigned value will be determined by the value that best describes the market value of the land, considering the particular characteristics of the subject property, and current market conditions. Further, for residential platted lots, during the residential neighborhood analysis, appraisers will generate sales reports for this category of property during the residential neighborhood analysis to review data and make any necessary changes evidence by the available data to arrive at market value.

e. Business Personal Property (non-industrial)

Several methods may be used in appraising market value for business personal property. Generally, the cost approach is used, due to the availability and reliability of information. The depreciation schedules developed will be used by district appraisal staff to aid in developing indicated values. The replacement cost new less depreciation (R.C.N.L.D.) may be developed from property owners reporting (rendering) of historical cost. As well, national valuation guides and actual sales information may be considered in the valuation process. The method used for this type of valuation is often determined by which method considers the most information for the property being appraised and reflects the accuracy of the market value as of the January 1st appraisal date. Typically, the cost approach (R.C.N.L.D.) is where the most accurate information is available, and thus produces the most accurate indicated value. The District will create schedules based on rendition information and implement these for the SIC codes identified in **Exhibit E**.

f. Commercial

Several methods may be used in appraising the market value for commercial property. Generally, cost, market/sales comparison approach and the income approach may all be feasible approaches to value for this category of properties in the District, on different occasions. The approach to value most applicable will depend highly on the category of property as well as the quantity and quality of information available at the time of the appraisal. Generally, the District will appraise the following property classes utilizing the Income Approach to Value: Multi-Family (120/123/126/128/130), Discount Retail Stores (210), Professional and Medical Offices (400/410), Self-Storage facilities (550), Industrial Warehouse/Distribution Properties >50,000 Sq. ft. (510), Industrial Flex Space Properties <50,000 Sq. ft. (530), Lodging Properties (100) with an annual gross revenue amount >\$100,000, Multi-Tenant Retail Centers (250/255/260), and Mobile Home/Recreational Vehicle Parks (160/165). Generally, the

Cost Approach to Value, calibrated to reflect obtained market sales activity, will be used by the District in appraising the following classes of property (Prop Use Code): Aircraft Hangers (560), Daycare Facilities (640), Assisted Living Facilities (140), Nursing Home Facilities (145), Auditoriums (680), Drugstores (200), Auto Dealerships (280), Fire Stations (010), Banks (440), Barber/Beauty Shops (350), Funeral Homes (390), Portable Classrooms, Bowling Alleys (710), Health/Fitness Centers (700), Restaurants (300/310), Churches (620), Educational Learning Facilities (600), Free-Standing Retail Stores (200), Jail/Detention Facilities (020), Laundry Facilities (230/235), Service Garages (360), Convenience/Quick Stop Stores (220), Veterinary Facilities (430), Dance Halls (325), Mini-Lube Facilities (365), Theaters (720), Condominiums (Townhomes), Lodging (<\$100k annual revenue), and Industrial Warehouses (500).

Assisted during the process through sale ratio analysis, the appraiser will consider results that best address the individual characteristics of the subject property. The process may include, depending on property type and available data, developing, and testing multiple valuation models before determining which model to use for the January 1st appraisal date.

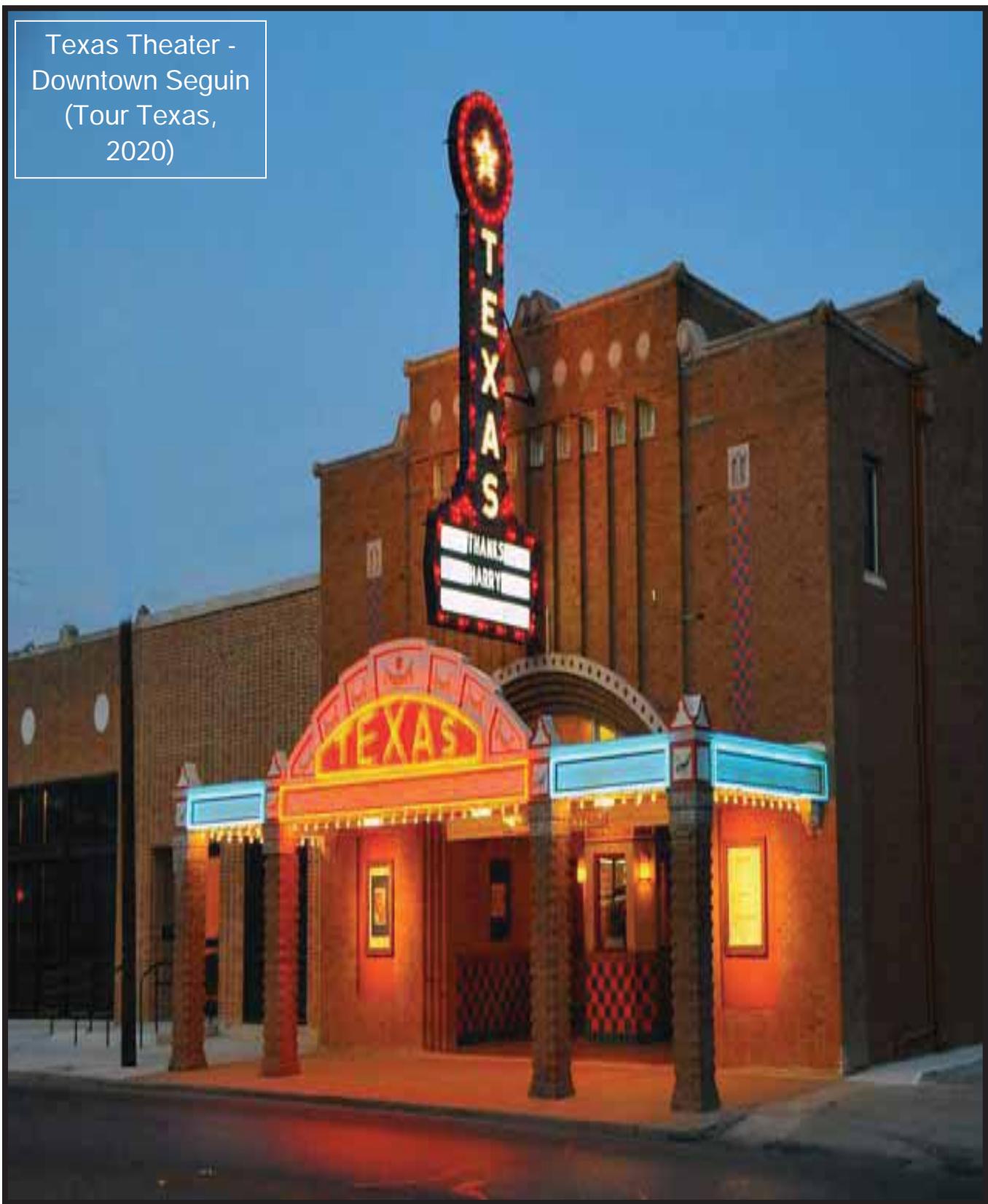
g. Contract Appraisal Services

The District annually enters a services contract with Capitol Appraisal Group (CAG) for the appraisal of the following categories of property:

- Designated Industrial Real Property
- Industrial Personal Property
- Utility, Railroad and Pipeline
- Oil and Gas Property (*also called Minerals*)

Refer to **Exhibit C** for a complete listing of the actions and processes, as it relates to appraisal model development, CAG will use in successfully carrying out their contractual reappraisal responsibilities during this WRP period.

Texas Theater -
Downtown Seguin
(Tour Texas,
2020)



VI. Review of Appraisal Results (*Analysis and Implementation*)

a. Statistical Analysis

Annually, the appraisal district staff will perform statistical analysis to evaluate whether estimated values are equitable and consistent with the market activity. Sales ratio studies are conducted on each of the active defined neighborhoods to judge the two primary aspects of mass appraisal accuracy and level of 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.

Through the sales ratio analysis process, appraisers will review neighborhoods each year. 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 study information affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales within the neighborhood. The appraiser, based on the sales ratio statistics, makes a preliminary decision as to whether the value level in a neighborhood needs to be changed or whether the market value in a neighborhood is at an acceptable level of appraisal.

b. Review by Inspecting Appraiser

In addition to the above described process, appraisers will review, as time permits, the results of any fieldwork conducted to determine if the resulting appraisal accurately describes the value of the property and will make any adjustments deemed necessary.

In cases when multiple appraisal models are implemented, the appraiser considers the results that best address the individual characteristics of the subject property. Once

the best result is determined, it is then selected and entered as the appraisal for the given year.

c. Rural, Commercial & Platted Residential Land

Annually, the appraisal district staff will perform statistical analysis to evaluate whether estimated values are equitable and consistent with the market activity. Sales ratio studies are conducted on each of the defined geographic market areas for rural land and each residential and commercial neighborhood to judge the two primary aspects of mass appraisal level of accuracy 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 (residential or commercial) and geographic market area. A comparison of neighborhood weighted means reflects the general level of appraised value between comparable neighborhoods. The appraiser considers results that best address the individual characteristics of the subject property when multiple appraisal models are used.

d. Business Personal Property (Non-Industrial)

Appraisal district staff will perform annual analysis to determine if the estimated market values are equitable in the district. The appraisal district staff will conduct annual review of SIC codes to determine an equitable valuation of business personal property with similar business groupings where reliable and available data exists. The application will result in schedule development based on rendered data sets by defined SIC codes. Developed, modified, or calibrated schedules are applied to the entire universe of properties sharing common SIC code identification, in an equal and uniformed manner.

e. Contract Appraisal Services

The District annually enters a services contract with Capitol Appraisal Group (CAG) for the appraisal of the following categories of property:

- Designated Industrial Real Property
- Industrial Personal Property
- Utility, Railroad and Pipeline
- Oil and Gas Property (*also called Minerals*)

Refer to **Exhibit C** for a complete listing of the actions and processes, as it relates to comparison and review, CAG will use in successfully carrying out their contractual reappraisal responsibilities during this WRP period.

LIMITED 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 only. Any other use of appraisal records is expressly prohibited. The issuer does not warrant any other uses.
2. The extraordinary assumption is that title to the property is good and marketable and the legal description is correct.
3. 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.
4. All sketches in the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports.
5. Appraisers developing appraisal under mass appraisal guidelines and for ad-valorem purposes only are not required to give testimony or attendance in court by reason of the appraisal, unless directed by, employed by and provided legal counsel by the Guadalupe Appraisal District.
6. The Appraisers have inspected properties by observation and are limited where consent is not given by property owners for a field inspection. Inspections may be conducted via aerial observations and where consent is given for exterior field inspections. However, it is not possible to personally observe conditions unavailable to view such as the interior of structures or items 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. Interior structure inspections are not conducted.
7. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as appraisal staff resources and time allowed, with use of aerial photography where access to the property is not granted or when time constraints are present.

8. Validation of sales transactions are attempted through, owner sales confirmations, field inspections, and sales data obtained from private entities, and are deemed reliable. The sales file held by the Guadalupe Appraisal District is deemed confidential in nature as outlined in Section 552 of the Texas Government Code.
9. Attached is a list of those staff members and contract appraisers providing significant mass appraisal assistance to the person signing this certification.
10. Extraordinary assumptions are made through the entirety of the mass appraisal for the January 1st valuation date conducted and are based on the available information known to the Guadalupe Appraisal District at the time of the appraisal. If it is proven that the extraordinary assumption made is inaccurate, either in whole or part, the appraiser may change their opinion of value, and revise the opinion of value related to the January 1st value of the property.

Certification Statement:

"I, Peter Snaddon, Chief Appraiser for the Guadalupe Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of, at this time, at an appraised value which, to the best of my knowledge and belief, was determined as required by law. I have no present or prospective interest in the properties that are the subject of the report. I have no bias in respect to the properties that are the subject of this report. My engagement in the assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, or the attainment of a stipulated result. All appraisal staff and contracted appraisal firms that have provided significant mass appraisal assistance are identified on the subsequent pages."

Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser
TDLR# 72458

GAD Staff Providing Significant Appraisal Assistance

Name of Appraiser	Title	TDLR#	Exp. Date	Type of Assistance
Erich Strey, R.P.A.	Deputy Chief Appraiser	63449	5/31/2023	Valuation Correlation
James Fealy, R.P.A.	Lead Analyst	69744	12/31/2022	Data Collection/ Update Property Data & Valuation Correlation
Jennifer Tovar, R.P.A.	Complex Appraisal Team Lead	71947	12/10/2022	Data Collection/ Update Property Data & Valuation Correlation
Jessica Lopez, R.P.A.	Lead BPP Appraiser	71054	3/10/2023	Data Collection/ Update Property Data & Valuation Correlation
Jason Herrera, R.P.A.	Lead AG/Rural Land Appraiser	73462	12/10/2022	Data Collection/ Update Property Data & Valuation Correlation
Robin Baker, R.P.A.	AG/Commercial Appraiser	74593	12/7/2022	Data Collection/ Update Property Data & Valuation Correlation
Angel Patterson	BPP Appraiser	75617	11/17/2022	Data Collection/ Update Property Data
Renee Bond	Commercial Appraiser	77035	1/28/2023	Data Collection/ Update Property Data
Maria Villanueva	Residential Appraisal Team Leader	76588	11/16/2022	Data Collection/ Update Property Data & Valuation Correlation
Joe Clark	Residential Appraiser	75591	11/1/2022	Data Collection/ Update Property Data & Valuation Correlation
Cassidy Smith	Residential Appraiser	76639	1/22/2023	Data Collection/ Update Property Data & Valuation Correlation
Kimberly Smith	Residential Appraiser	71070	4/13/2023	Data Collection/ Update Property Data
Amber Sepulveda	Residential Appraiser	75288	2/20/2023	Data Collection/ Update Property Data/ Absolute Exemptions
Laura Acuna	G.I.S. Appraiser	75341	1/12/2023	Data Collection/ Update Property Data
M'Cheyl Cox	G.I.S. Appraiser	76351	10/22/2022	Data Collection/ Update Property Data
Maria Avilez	G.I.S. Appraiser	77054	2/18/2023	Data Collection/ Update Property Data

Contract Appraisal Services Providing Significant Appraisal Assistance

Industrial, Minerals & Utilities

Capitol Appraisal Group

9300 Research Blvd Srvd SB, Suite 100, Austin, TX 78759

512.346.5480 cagi.com

Appraisal Team for Guadalupe Appraisal District

Name of Appraiser	Title	TDLR #	Exp. Date
Gregg A. Davis	President	71552	10/13/2022
David E. Popelar	Vice President - Chief Engineer	71614	1/3/2023
Kenneth A. Hitt	Vice President - Minerals Division Manager	71452	6/27/2023
Noel D. Wilcoxon II	Vice President - Industrial Division Manager	71581	11/21/2022
Derek Maciak	Vice President - Information Systems Division Manager	n/a	
Geri "Tilly" Renfroe	Senior Industrial Appraiser	70171	3/16/2023
Sandra Fain	Utility Appraiser	74641	11/13/2022
Trenton Johnson	Senior Mineral Appraiser	71553	11/30/2022

EXHIBIT A

PERIODIC RE-INSPECTION INTERVALS

<u>Cluster</u>	<u>Year</u>	<u>Geo Regions</u>	<u>Total Accounts*</u>
D	2023	12, 21, G22w, 24, 27	16,376
E	2024	13, 14, 15, 16, 17, 18, 19, 20 23, 25, 26, 28, 29, 31, 32, G22e	17,225
A	2025	3 and 7	16,001
B	2026	4 and 5	16,376
C	2027	6, 8, 9, 10, 11	16,815

**Account totals based on 2022 certified appraisal roll.*

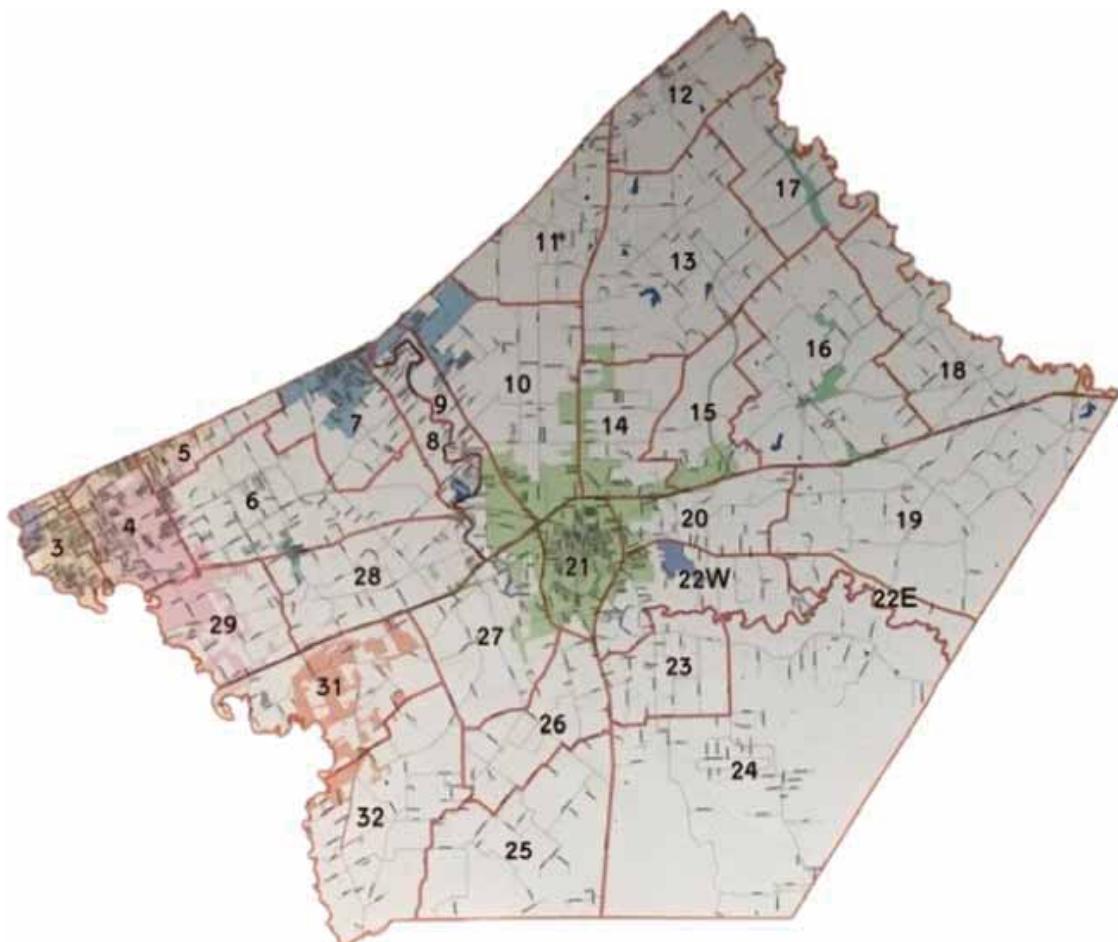


EXHIBIT B
ANNUAL RE-INSPECTION LIST OF BPP ACCOUNTS (L1)

(Market Value > \$1,000,000)

Year	PID	Market Val	Year	PID	Market Val	Year	PID	Market Val	Year	PID	Market Val
2023	36027	\$11,060,799	2023	153221	\$2,537,227	2023	132561	\$1,766,100	2023	163114	\$1,262,062
2023	187053	\$8,824,720	2023	181035	\$2,490,492	2023	136559	\$1,743,699	2023	170942	\$1,257,922
2023	186899	\$8,682,893	2023	148026	\$2,449,673	2023	169363	\$1,740,730	2023	185201	\$1,257,254
2023	146610	\$7,709,301	2023	186382	\$2,443,127	2023	153453	\$1,726,285	2023	19844	\$1,248,167
2023	139329	\$6,894,463	2023	160527	\$2,326,683	2023	170473	\$1,713,276	2023	153459	\$1,223,234
2023	156461	\$6,694,239	2023	160535	\$2,321,607	2023	183907	\$1,705,152	2023	151715	\$1,221,283
2023	53342	\$6,662,426	2023	113419	\$2,301,968	2023	106514	\$1,670,916	2023	174773	\$1,214,179
2023	75893	\$6,493,150	2023	158449	\$2,300,598	2023	148481	\$1,666,910	2023	136602	\$1,212,678
2023	26543	\$6,398,437	2023	180925	\$2,259,006	2023	166979	\$1,653,645	2023	147932	\$1,212,341
2023	131088	\$6,216,346	2023	141589	\$2,257,587	2023	160581	\$1,637,561	2023	176753	\$1,193,200
2023	165498	\$5,956,916	2023	19848	\$2,256,599	2023	148069	\$1,605,418	2023	147943	\$1,191,107
2023	114618	\$5,879,687	2023	153624	\$2,212,371	2023	145863	\$1,604,700	2023	129582	\$1,186,630
2023	160478	\$5,677,000	2023	106275	\$2,200,574	2023	151883	\$1,596,943	2023	167567	\$1,170,280
2023	160603	\$5,583,390	2023	53338	\$2,192,805	2023	179464	\$1,592,673	2023	114416	\$1,160,487
2023	119400	\$5,456,300	2023	179849	\$2,190,794	2023	179461	\$1,592,213	2023	169095	\$1,156,446
2023	116910	\$5,415,804	2023	146717	\$2,161,085	2023	142434	\$1,586,190	2023	181122	\$1,144,101
2023	160445	\$5,317,033	2023	170202	\$2,144,000	2023	186051	\$1,576,146	2023	169346	\$1,135,552
2023	181109	\$4,309,257	2023	179741	\$2,134,680	2023	163931	\$1,573,500	2023	185184	\$1,130,694
2023	145376	\$4,258,253	2023	153626	\$2,109,531	2023	163316	\$1,541,540	2023	160811	\$1,125,003
2023	138270	\$4,256,463	2023	136527	\$2,099,500	2023	184195	\$1,538,714	2023	186555	\$1,122,000
2023	45574	\$4,152,678	2023	175341	\$2,090,850	2023	131575	\$1,484,114	2023	64617	\$1,114,835
2023	121369	\$3,652,986	2023	136980	\$2,047,601	2023	172694	\$1,474,526	2023	28881	\$1,110,623
2023	169059	\$3,608,714	2023	186950	\$2,012,901	2023	175308	\$1,473,161	2023	158085	\$1,106,900
2023	165426	\$3,524,750	2023	151865	\$1,990,114	2023	151204	\$1,454,828	2023	186513	\$1,101,446
2023	145647	\$3,524,100	2023	145339	\$1,944,212	2023	164057	\$1,427,035	2023	158612	\$1,097,143
2023	169161	\$3,137,403	2023	153627	\$1,938,545	2023	180117	\$1,412,100	2023	160853	\$1,078,169
2023	170468	\$3,026,684	2023	136712	\$1,936,845	2023	160588	\$1,409,826	2023	125945	\$1,068,327
2023	160489	\$3,005,592	2023	134265	\$1,917,468	2023	184666	\$1,402,359	2023	180429	\$1,068,008
2023	170476	\$2,973,005	2023	127119	\$1,907,246	2023	14434	\$1,383,574	2023	142708	\$1,057,730
2023	148488	\$2,957,066	2023	171696	\$1,880,577	2023	160582	\$1,373,091	2023	186860	\$1,048,747
2023	139330	\$2,952,911	2023	174830	\$1,869,028	2023	128156	\$1,331,701	2023	64602	\$1,044,075
2023	139086	\$2,913,210	2023	156435	\$1,826,436	2023	176240	\$1,320,616	2023	53349	\$1,018,649
2023	148489	\$2,879,500	2023	72776	\$1,819,755	2023	19840	\$1,317,903	2023	146858	\$1,016,082
2023	148482	\$2,635,201	2023	152186	\$1,807,592	2023	114417	\$1,299,747	2023	155397	\$1,005,959
2023	126704	\$2,596,046	2023	148119	\$1,803,909	2023	151203	\$1,287,371	2023	182974	\$1,001,275
2023	186765	\$2,590,239	2023	136605	\$1,796,968	2023	125984	\$1,278,276	2023	148487	\$1,000,540
2023	41323	\$2,579,481	2023	176702	\$1,794,673	2023	160602	\$1,274,013	2023	184945	\$1,000,000
2023	176357	\$2,559,700	2023	166990	\$1,777,434	2023	155743	\$1,266,067	2023	180630	\$1,000,000
2023	117504	\$2,538,111	2023	153078	\$1,768,822	2023	23181	\$1,264,278			

PERIODIC RE-INSPECTION INTERVALS (BPP - L1)

BUSINESS PERSONAL PROPERTY (L1)	
YEAR of CYCLE	
2023	2225
2024	636
2025	1141
TOTAL ACCOUNTS (L1)	4002

EXHIBIT C

CAPITOL APPRAISAL GROUP

2023-2024

REAPPRAISAL PLAN

2023-2024

CAD Plan for Periodic Reappraisal of Industrial Real Property

Subsections (a) and (b), Section 25.18, Tax Code:

- (a) CAD shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (i).
- (b) The plan provides for annual reappraisal of selected industrial property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the CAD.
 - (1) Identifying properties to be appraised: Appraisal of properties is limited to those indicated in the contract with the appraisal district, unless additionally requested by the appraisal district. Newly discovered properties will be discussed with the appraisal district to confirm they are to be appraised by Capitol Appraisal. Industrial properties are identified as part of the appraiser's physical inspection process each year and through submitted data by the property owner. The appraiser may also refer to legal documents, photography and other descriptive items.
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records: The appraiser identifies and updates relevant characteristics through the inspection process. Confidential rendition, assets lists and other confidential data also provide additional information. Subject property data is verified through previously existing records and through published reports.
 - (3) Defining market areas in the district: Market areas for industrial properties tend to be regional, national and sometimes international. Published information such as prices, financial analysis and investor services reports are used to help define market area.
 - (4) Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics: Among the three approaches to value (cost, income and market), industrial properties are most commonly appraised using replacement/reproduction cost new less depreciation models because of readily available cost information. If sufficient income or market data are available, those appraisal models may also be used.
 - (5) Comparison and Review: The appraiser considers results that best address the individual characteristics of the subject property and that are based on the most reliable data when multiple models are used. Year-to year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

2023-2024

CAD Plan for Periodic Reappraisal of Industrial Personal Property

Subsections (a) and (b), Section 25.18, Tax Code:

- (a) CAD shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (i).
- (b) The plan provides for annual reappraisal of all industrial personal property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the CAD.
 - (1) Identifying properties to be appraised: Appraisal of properties is limited to those indicated in the contract with the appraisal district, unless additionally requested by the appraisal district. Newly discovered properties will be discussed with the appraisal district to confirm they are to be appraised by Capitol Appraisal. Through inspection the appraiser identifies personal property to be appraised. The appraiser begins with properties from the previous tax year and identifies new properties from visual identification and/or publications, newspaper articles, or information obtained through the interview of property owners. The appraiser may also refer to other documents, both public and also confidential, to assist in identification of these properties. Such documents might include but are not limited to the previous year's appraisal roll, vehicle listing services and private directories.
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records: Data identifying and updating relevant characteristics of the subject properties are collected as part of the inspection process through directories and listing services as well as through later submissions by the property owner, sometimes including confidential rendition. These data are verified through previously existing records and through public reports.
 - (3) Defining market areas in the district: Market areas for industrial personal property are generally either regional or national in scope. Published price sources are used to help define market areas.
 - (4) Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics. Personal property is appraised using replacement/reproduction cost new less depreciation models. Income approach models are used when economic and/or subject property income is available, and a market data model is used when appropriate market sales information is available.
 - (5) Comparison and Review: The appraiser reconciles multiple models by considering the model that best addresses the individual characteristics of the subject property. Year-to-year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

2023-2024

**CAD Plan for Periodic Reappraisal of
Utility, Railroad and Pipeline Property**

Subsections (a) and (b), Section 25.18, Tax Code:

- (a) CAD shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (i).
- (b) The plan provides for annual reappraisal of all utility, railroad and pipeline property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the CAD.
 - (1) Identifying properties to be appraised: Appraisal of properties is limited to those indicated in the contract with the appraisal district, unless additionally requested by the appraisal district. Newly discovered properties will be discussed with the appraisal district to confirm they are to be appraised by Capitol Appraisal. Utility, railroad and pipeline properties that are susceptible to inspection are identified by inspection. The appraiser may also refer to other documents, both public and also confidential to assist in identification of these properties. Due to the varied nature of utility, railroad, and pipeline properties there is no standard data collection form or manual. New permitting documents on record with the Railroad Commission of Texas provide a source to identify potential new pipeline projects but does not provide indication if the project was actually started, completed, or a distinct location of the proposed project. Every effort is made to discover new utility, railroad, and pipeline properties through personal observation combined with permitting documents.
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records: The appraiser identifies and updates relevant characteristics through data collected as part of the inspection process and through later submissions by the property owner, sometimes including confidential rendition. Additional data are obtained through public sources, regulatory reports and through analysis of comparable properties.
 - (3) Defining market areas in the district: Market areas for utility, railroad and pipeline property tend to be regional or national in scope. Financial analyst and investor services reports are used to help define market areas.
 - (4) Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics: For all three types of property, the appraiser must first form an opinion of highest and best use. Among the three approaches to value (cost, income and market), pipeline value is calculated using a replacement/reproduction cost new less depreciation model [RCNLD]. In addition to the RCNLD indicator, a unit value model may also be used if appropriate data are available. Utility and railroad property are appraised in a manner similar to pipeline except that the RCNLD model is not used.

Comparison and Review: The appraiser considers results that best address the individual characteristics of the subject property when multiple models are used. Year-to year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process. These types of property are also subject to review by the Property Tax Division of the Texas Comptroller's Office through their annual Property Value Study.

2023-2024

CAD Plan for Periodic Reappraisal of Oil and Gas Property

In accordance with Section 25.18 of the Tax Code:

- (a) CAD shall implement the plan for periodic reappraisal of property as approved by the board of directors under Section 6.05 (i).
- (b) The plan provides for annual reappraisal of all oil and gas property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the CAD.
 - (1) Identification of new property and its situs. As subsurface mineral properties lie within the earth, they cannot be physically identified by inspection like other real property. However, the inability to directly inspect does not appreciably affect the ability to identify and appraise these properties. To identify new properties, CAGL obtains monthly oil and gas lease information from the Railroad Commission of Texas [RRC] to compare against oil and gas properties already identified. The situs of new properties is determined using plats and W-2/G-1 records from the RRC, as well as CAGL's in-house map resources.
 - (2) Identifying and updating relevant characteristics of all oil and gas properties to be appraised. Relevant characteristics necessary to estimate value of remaining oil or gas reserves are production volume and pattern, product prices, expenses borne by the operator of the property, and the rate at which the anticipated future income should be discounted to incorporate future risk. CAGL obtains information to update these characteristics annually from regulatory agencies such as the RRC, the Comptroller of Public Accounts, submissions from property owners and operators, as well as from published investment reports, licensed data services, service for fee organizations and through comparable properties, when available.
 - (3) Defining market areas in the district and identifying property characteristics that affect property value in each market area. Oil and gas markets are regional, national, and international. Therefore, they respond to market forces beyond defined market boundaries as observed among more typical real properties.
 - (4) Developing an appraisal approach that best reflects the relationship among property characteristics affecting value and best determines the contribution of individual property characteristics. Among the three approaches to value (cost, income and market), the income approach to value is most commonly used in the oil and gas industry. Through use of the discounted cash flow technique in particular, the appraiser is able to bring together relevant characteristics of production volume and pattern, product prices, operating expenses and discount rate to determine an estimate of appraised value of an oil or gas property.
 - (5) Comparison and Review. Use of the income approach is the first step in determining an estimate of market value. After that the appraiser reviews the estimated market value compared to its previous certified value and also compares it to industry expected payouts and income indicators. The appraiser examines the model's value with its previous year's actual income, expecting value to typically vary within in a range of 2-5 times actual annual income, provided all appropriate income factors have been correctly identified. Finally, periodic reassignment of properties among appraisers and review of appraisals by a more experienced appraiser further expand the review process.

EXHIBIT D

NEIGHBORHOOD LISTINGS

a. Residential

- *General*
- *Waterfront*
- *City of Seguin*

b. Mobile Home

c. Rural Geo Regions

d. Commercial

e. Business Personal Property

- *Standard Industrial Class (SIC) Codes*

a. RESIDENTIAL
NEIGHBORHOOD CODES

NEIGHBORHOOD CODE	DESCRIPTION / NEIGHBORHOOD NAME(S)	BUILDER(S)	BENCHM ARK CLASS	NO. OF PROPS
1G0080-ALL	JOHN ANDERSON SUBDIVISION	CUSTOMS & MOBILES	CH & MH	43
1G0118-ALL	ARROYO RANCH	DR HORTON	R6-	205
1G0124-ALL	ARROYO VERDE	PULTE	R6+	114
1G0137-ALL	B & B ROAD TRACT	PULTE		60
1G0140-ALL	BAER CREEK HOLLOW	CUSTOM BUILDERS	CH	15
1G0152-RES	BAKER CREEK VILLAGE - RESIDENTIAL	CUSTOM BUILDERS	CH	42
1G0254-ALL	BELLA ROSA	CENTURY COMM.		47
1G0258-ALL	BELMONT PARK	CONTINENTAL (DR HORTON)	R6-	614
1G0261-ALL	BENTWOOD	S&D BUILDERS, DR HORTON	R5+	171
1G0263-ALL	BERRY CREEK	FLAGSHIP	R6-	133
1G0264-ALL	BENTWOOD RANCH	RYLAND & DR HORTON	R6-	870
1G0435-FS	CAPROCK FIELDSONE HOMES	FIELDSTONE	R5+	100
1G0435-FS	CAPROCK	Fieldstone	R5+	
1G0449-ALL	CAROLINA CROSSING	CONTINENTAL	R6-	611
1G0466-ALL	CASTLE RIDGE	PLANTATION / DR HORTON	R6-	331
1G0467-ALL	CASTLEWOOD ESTATES EAST	JOHN ADAMS	R6-	66
1G0484-ALL	CENTURY OAKS	TBD	TBD	31
1G0503-ALL	CHARLESTON PARKE	WILSHIRE	R6-	222
1G0515-ALL	CHELSEA CROSSING	KB HOMES	R5	69
1G0583-ALL	CIBOLO VALLEY RANCH - UNITS 2 - 4	KB / LENNAR / KIMBALL HILL	R5+	790
1G0608-ALL	CORDOVA CROSSING	LENNAR	TBD	95
1G0611-ALL	CORDOVA ESTATES	CUSTOM BUILDERS / KB	R5+	129
1G0615-ALL	CORNERSTONE	CUSTOM BUILDERS	R5+	102
1G0643-ALL	COUNTRY CLUB ESTATES	CUSTOM BUILDERS	R6-	48
1G0684-ALL	COUNTRYSIDE VILLAGE		R6-	34
1G0688-ALL	CRESCENT RIDGE		R5+	47
1G0690-ALL	CREEKSIDER ESTATES	CUSTOM BUILDERS	CH	32
1G0727-ALL	CYPRESS POINT	ARMADILLO & BELLA VISTA	R6-	161
1G0737-ALL	DAUER RANCH ESTATES	GEHAN		135
1G0747-ALL	DEER CREST	KB HOMES		92

1G0788-ALL	DOBIE HEIGHTS	SWEENEY / VAUGHAN	R5/R5+	40
1G0808-ALL	DOVE CROSSING	DR HORTON	R5+	746
1G0812-ALL	DOVE MEADOWS	DOVER HOMES	R6-	313
1G0820-ALL	EASTGATE		R5+/R6-	126
1G0825-ALL	EASTHILL		R6-	40
1G0933/2-3	ESTATES @ DEERCREEK - UNITS 2 AND 3		R6-	91
1G0951-ALL	FM 467 ESTATES			7
1G0955-ALL	FAIRHAVEN	PULTE	R5+	206
1G0962-ALL	FAIRWAY RIDGE	ARMADILLO	R6-	220
1G0963-ALL	FAIRWAYS @ SCENIC HILLS	PULTE / CHOICE / CHELDAN	R5+ and R6-	46
1G0969-ALL	FALCON RIDGE	CONTINENTAL / DR HORTON	R5+	796
1G1005-ALL	FELLERS SUB aka GLENCREST	LENNAR	R5+	63
1G1049-ALL	FOREST RIDGE	BUFFINGTON / WILSHIRE / PULTE / BENCHMARK	R6-	373
1G1112-ALL	GARDENS OF RANCH ESTATES	DR HORTON	R5+	132
1G1120-FS	GATEWOOD - FIELDSTONE	FIELDSTONE (ONLY)	R5	290
1G1126ARE A	GERONIMO CREEK ESTATES AREA		R5+	21
1G1142-ALL	GLENDALE	LENNAR		88
1G1212-ALL	BRAEWOOD @ GREENBROOK	PULTE	R6	75
1G1237-ALL	GREENFIELD	M/I HOMES		126
1G1238-ALL	GREENSPPOINT HEIGHTS	M/I HOMES		127
1G1239-ALL	GREENS OF RIVER OAK		R6-	36
1G1242-ALL	GREENSHIRE OAKS	VAUGHAN & CUSTOM BUILDERS	R6	52
1G1243-2	GREENSHIRE - UNIT 2	CUSTOM BUILDERS	CH	13
1G1260-ALL	GUADA COMA ESTATES	CUSTOM BUILDERS	R6	168
1G1292-ALL	HANNAH HEIGHTS	KINDRED, HAKES BROS. & CASTLEROCK COMM.	R6	109
1G1342-ALL	HARVEST HILLS - VACANT LOTS	VACANT LOTS	R6	23
1G1342-CHES	HARVEST HILLS - CHESMAR	CHESMAR	R6	184
1G1342-UP	HARVEST HILLS - UPTMORE	UPTMORE (INCL. MAYBERRY)	CH	53
1G1362/1-2	HEIGHTS OF CIBOLO - UNITS 1 - 2	STANDARD PAC / DR HORTON	R6-	195
1G1362/3-6	HEIGHTS OF CIBOLO - UNITS 3 - 6	LENNAR	R6-	185
1G1364-ALL	HEIGHTS @ SAENGERHALLE	RAUSCH COLEMAN	R6-	78

1G1365-ALL	HERITAGE SOUTH	MORENO	R6-	62
1G1380-ALL	HICKORY HILL		CH	12
1G1390NW	HIDDEN OAKS	CUSTOM BUILDERS	CH	32
1G1395	HIDDEN SPRINGS	CENTURY COMM.		110
1G1404-ALL	HIDDENBROOKE	CENTURY COMMUNITIES	TBD	149
1G1410-ALL	HIGH COUNTRY ESTATES	CUSTOM BUILDERS	CH	103
1G1443-ALL	HOMESTEAD	PULTE, CASTLEROCK, AND SCOTT FELDER	R6	248
1G1453-ALL	HUBERTUS SUBDIVISION 1 & 2	CUSTOM BUILDERS	CH	14
1G1483-ALL	JACKSON ESTATES	CUSTOM BUILDERS	CH	28
1G1664-ALL	KRAMER FARM	PULTE	R6-	315
1G1665-ALL	KOTHMAN		CH	66
1G1851-ALL	LANTANA	ARMADILLO	R5+	137
1G1877-ALL	LEGENDARY TRAILS	MERITAGE		126
1G1912-ALL	LILY SPRINGS	PULTE		95
1G1918-ALL	LINKS @ SCENIC HILLS	KB HOMES	R5+	219
1G1920SCH E	LIVE OAK HILLS - SCHERTZ	CUSTOM BUILDERS	CH	458
1G192SELM	LIVE OAK HILLS -SELMA	CUSTOM BUILDERS	R6	413
1G1976-SFR	MALDONADO UNITS 2 & 3 (aka SOLMS PRESERVE)	CENTURY COMMUNITIES	R5+	85
1G1990-ALL	MARION	CUSTOM BUILDERS	CH	286
1G2011-ALL	MARION PARK	OLIN JOHNSON HOMES	R5+	33
1G2017-ALL	MARTINDALE HEIGHTS	NAV HOMES	R5+	43
1G2081-ALL	MEADOWS AT NOLTE FARMS	EXPRESS BY DR HORTON	R5+	390
1G2083-ALL	MEADOWS OF MARTINDALE	BELLA VISTA		90
1G2093-ALL	MEYER'S LANDING	MERITAGE HOMES	R6-	47
1G2102-ALL	MILL CREEK CROSSING - UNITS 1A THRU 7A	PERRY HOMES	R6-	468
1G2119-ALL	MISTY WOODS	GEHAN	R6	47
1G2146-ALL	MUSTANG VALLEY ESTATES	CUSTOM BUILDERS	R6+	18
1G2148-ALL	NAVARRO SUB	LENNAR		398
1G2149-ALL	NAVARRO OAKS	DR HORTON	R6-	207
1G2159-ALL	NEW BRAUNFELS RANCH ESTATES	CUSTOM BUILDERS	R6	38
1G2162-ALL	NEW BRAUNFELS RANCH ESTATES NORTH	PARKER DISTINGUISHED HOMES	R6-	88

1G2193-ALL	NORTH RANCH ESTATES	S&D, PARKER, DR HORTON	R6-	119
1G2210-ALL	NORTHCLIFFE COUNTRY CLUB ESTATES	US HOMES	R6-	84
1G2269-ALL	OAKCREEK		R6+	47
1G2270/2-3	OAK FOREST - UNITS 2 & 3	CUSTOM BUILDERS	CH	64
1G2270-1	OAK FOREST - UNIT 1	CUSTOM BUILDERS	CH	13
1G2307-ALL	OAK TRAIL	BENCHMARK	R6	125
1G2310-ALL	OAK VILLAGE NORTH	CUSTOM BUILDERS	CH	150
1G2337-ALL	ORCHARD PARK	MERITAGE HOMES		90
1G2348-ALL	PANKAU PARK	CUSTOM BUILDERS	CH	33
1G2361-ALL	PARKLANDS	KB, HVH, ASHTON, ARMADILLO, GRAY POINT, GEHAN	R6-	125
1G2365-ALL	PARKRIDGE	MORENO	R6-	42
1G2366-ALL	PARKRIDGE ESTATES	DR HORTON	TBD	213
1G2368-ALL	PARKSIDE	LENNAR	TBD	265
1G2402-ALL	PECAN CROSSING	CHESMAR, PLANTATION/WILSHIRE, JMARC, MATLOCK, CALATLANTIC, ASHTON WOODS	R6-	228
1G2430-ALL	PLACID CIRCLE	CUSTOM BUILDERS	CH	20
1G2465-ALL	PRAIRIE CREEK ESTATES		CH	10
1G2576-ALL	RED RIVER RANCH	DR HORTON and/or EXPRESS	TBD	265
1G2599-ALL	RESERVE @ MESA OAKS	PULTE	R6	51
1G2603/1-2	RIATA - UNITS 1 AND 2	DR HORTON	R6-	210
1G2603/4-5	RIATA - UNITS 4A, 4B, 4C, 5A, 5B, AND 5C	DR HORTON / SIVAGE / CHESMAR	R6-	238
1G2603-3	RIATA - UNITS 3 (HOA PARK), 3A AND 3B	DR HORTON / SIVAGE / CHESMAR	R6-	142
1G2604-1&3	RIDGE @ DEER CREEK - UNITS 1 & 3	RYLAND	R6-	92
1G2604-2	RIDGE @ DEER CREEK - UNIT 2	RYLAND	R6-	124
1G2606-ALL	RIDGE @ SCENIC HILLS	PULTE	R5+	117
1G2608-ALL	RIDGEMONT	WEEKLEY & PULTE	R6-	251

1G2612-ALL	RIDGE VIEW ESTATES	RAUSCH COLEMAN		114
1G2748-3	SAENGERHALLE UT-3	EXPRESS BY DR HORTON	R5+	85
1G2748-4	SAENGERHALLE UT-4	HORIZON VIEW HOMES	TBD	87
1G2785-ALL	SAVANNAH SQUARE	MONARCH / NPC / KB HOMES	CH	394
1G2790GH	SCENIC HILLS - GARDEN HOMES	US HOMES & CUSTOMS	R5+	32
1G2790NGH	SCENIC HILLS - NON GARDEN HOMES	US HOMES & CUSTOMS	CH	187
1G3040-ALL	SHENANDOAH ESTATES	CUSTOM BUILDERS	CH	21
1G3048-ALL	SILOS (aka PRESTON ESTATES)	BELLA VISTA & ARMADILLO	CH	170
1G3084-ALL	SKYVIEW	CUSTOM BUILDERS	CH	72
1G3120-ALL	SOUTHridge ESTATES	CUSTOM BUILDERS	CH	67
1G3132-ALL	SPRING VALLEY	RAUSCH COLEMAN		24
1G3147-ALL	STEELE CREEK	DR HORTON		181
1G3155-ALL	STONEBROOK	ARMADILLO / IMAGINE	R6-	143
1G3166-ALL	SUMMIT @ CORDOVA	CUSTOM BUILDERS	R6	163
1G3168-ALL	SUNFLOWER ACRES	CUSTOM BUILDERS	R5+	52
1G3169/6-8	SUNGATE UNITS 6-8 (Keep Land consistent with CNTYLINE01 and CNTYLINE02)	CHESMAR & SUMMIT OAK		156
1G3194-ALL	SUNSET SHADOWS	CUSTOM BUILDERS	CH	25
1G3245-ALL	THISTLE CREEK	PULTE / RYLAND / US HOMES	R6-	299
1G3289-ALL	TOWNCREEK VILLAGE	ARMADILLO	R5-	123
1G3315-NWV	TREASURE COVE - NO WATER VIEW	CUSTOM BUILDERS	CH	4
1G3315-WV	TREASURE COVE - WATER VIEW	CUSTOM BUILDERS	CH	5
1G3384-ALL	VENADO CROSSING	PULTE		83
1G3404-ALL	VILLAGE OF MILL CREEK (THE)	PERRY HOMES	R6-	216
1G3405-ALL	VILLAGE AT CLEAR SPRINGS (THE)	ARMADILLO HOMES	R6-	128
1G3419-ALL	VOGES SUB	RAUSCH COLEMAN		108
1G3570/2-4	WHISPERING VALLEY - UNITS 2, 3, AND 4	ARMADILLO / BELLA VISTA	R5+	119
1G3570-1	WHISPERING VALLEY - UNIT 1	CUSTOM BUILDERS	R5+	21
1G3574-ALL	WHITE WING ENCLAVE	RAUSCH COLEMAN	R6-	119
1G3575-BVM	WHITE WING - BELLA VISTA / MERITAGE	BELLA VISTA / MERITAGE	R6-	54
1G3575-RAU	WHITE WING - RAUSCH COLEMAN	RAUSCH COLEMAN	R6-	82
1G3630-ALL	WILLOWS (THE)	MORENO	CH	101
1G3637-ALL	WINDBROOK	MORENO	CH	66
1G3645-ALL	WINDWOOD ESTATES	CUSTOM BUILDERS	CH	41

1G3706-ALL	WOODLAND OAKS VILLAGE	FLAIR	R6-	42
1G3712-ALL	WOODSTONE	STANDARD PACIFIC	R5+	75
1G3714-ALL	WOODSIDE FARMS	KB HOMES		70
1G3734-ALL	WYNN BROOK	PULTE	R6-	281
1G3787-ALL	LONESOME DOVE	DR HORTON	R6-	182
1G3808-ALL	MESA @ TURNING STONE	CHESMAR & M/I HOMES	R6	268
1G3828-ALL	LANDMARK POINTE	KB HOMES	R5+	293
1G3890-ALL	ESTATES @ WILSON'S PRESERVE	PLANTATION / WILSHIRE	R6	80
1G3892-ALL	FOXBROOK	WILSHIRE / SCOTT FELDER	R6	166
1G3900/1-2	SADDLE CREEK RANCH - UNITS 1, 2A, 2B, AND 2C	MEDALLION / PLANTATION / TRISTONE / BELLA VISTA		218
1G3900/3-7	SADDLE CREEK RANCH - UNITS 3 THRU 7	BELLA VISTA / ARMADILLO / KB HOMES		453
1G3905/2-4	CIBOLO VISTAS / UNITS 2 - 4	MERITAGE / LEGACY HOMES	R6-	261
1G3905-1	CIBOLO VISTAS / UNIT 1	MERITAGE / LEGACY HOMES	R5+	81
1G3932-DR	SARATOGA - DR HORTON	DR HORTON	R6-	171
1G3932-EXP	SARATOGA - EXPRESS HOMES	EXPRESS HOMES (BY DR)	R6-	312
1G3994-ALL	SWENSON HEIGHTS	DR HORTON		59
1G3995E1-3	TURNING STONE (EAST) - UNITS E1 THRU E3	DR HORTON / RYLAND	R6-	210
1G3995W-S	TURNING STONE - UNITS W1-W4 AND S1	DR HORTON / RYLAND	R6	381
AIRPARKS-1	ELM CREEK ESTATES AND TEXAS HERITAGE AIR PARKS	CUSTOM BUILDERS	CH	66
ARRDELCL HE	ARROYO DEL CIELO - HIGHER ELEVATION	CUSTOM BUILDERS	CH	34
ARRDELCL LE	ARROYO DEL CIELO - LOWER ELEVATION	CUSTOM BUILDERS	CH	9
AVERY/8-13	AVERY PARK - UNITS 8-13	DR HORTON	R6-	475
AVERY1&3-7	AVERY PARK - UNITS 1 AND 3-7	DR HORTON	R6-	464
AVERY-2	AVERY PARK - UNIT 2 (AMERICAN SERIES)	DR HORTON	R5+	45
BCCHESMAR	BUFFALO CROSSING	CHESMAR HOMES - ONLY	R6-	193
BCDWEEKLY	BUFFALO CROSSING	DAVID WEEKLY HOMES - ONLY	R6-	97
BCHOPLRIS H	BUFFALO CROSSING	HOGAN, PLANTATION, RIALTO, AND SHERIDAN	R6-	218
BLCGC	BANDIT @ LONG CREEK - GOLF COURSE LOTS	CUSTOM BUILDERS	CH	89
BLCMV	BANDIT @ LONG CREEK - MARINA BAY VIEW	CUSTOM BUILDERS	CH	6

BLCNONGO LF	BANDIT @ LONG CREEK - NON GOLF COURSE	CUSTOM BUILDERS	CH	84
BLUE STEM	BLUE STEM RESERVE	CUSTOMS	CH	36
CHAPFLDW Y	CHAPARRAL & CATER'S PARKVIEW - FLOODWAY LOTS	(VACANT LOTS)	VL	55
CHAPFLDW YI	CHAPARRAL & CATER'S PARKVIEW - FLOODWAY PROP'S	(IMPROVED)	CH	119
CHAPNONF LD	CHAPARRAL - NON FLOODWAY	CUSTOM BUILDERS	CH	79
CINOR1	CIBOLO NORTH {1G0570} UNIT 1 BLOCK 1 ONLY	VAUGHAN	R5+	22
CINOR2	ALL OF CIBOLO NORTH {1G0570} EXCEPT FOR UNIT 1 BLOCK 1, PLUS ALL OF FIVE LEAF PARK	VAUGHAN	R5+	162
CNTRYACR ES	COUNTRY ACRES AND SURROUNDING AREA	CUSTOMS & MOBILES	CH	138
CNTRYSD TC	COUNTRYSIDE, COUNTRYSIDE EST, & 4 WILLOWS PROPERTIES	CUSTOM BUILDERS	CH	18
CNTYLINE0 1	GREYSTONE, SUNGATE 1-5, TOWNE VIEW ESTATES, AND TOWNVIEW EAST (Keep Land consistent with CNTYLINE02 and 1G3169/6-8)	VARIOUS	R6-	679
CNTYLINE0 2	VOSS FARMS #7, LAUBACH - ALL (Keep Land consistent with CNTYLINE01 and 1G3169/6-8)	LENNAR	R5+	
CROSSNW	THE CROSSING - NON WATERFRONT	CUSTOM BUILDERS	CH	25
CSG- GERCRK	Geronimo Creek properties in CSG	Custom Builders	CH	35
DCJA&RYL ND	DEER CREEK - SECTION 1 PHASE 2 (EXCEPT LOTS 19-39) SECTION 2 PHASES 2 - 5, AND SECTION 2A PHASE 2	JAPHET AND RYLAND	R6	142
DCRKFLAIR		FLAIR	R6-	202
DCRKSF	DEER CREEK - SECTION 1 PHASE 1, DEER CREEK - SECTION 1 PHASES 3-8, AND SECTION 1 PHASE 2 (ONLY- LOTS 19 THRU 39) AND, SECTION 2 PHASE 1	SCOTT FELDER	R6-	176
DUNLAP- NW1	MARY'S COVE - NW & ALLEN'S BEND - NW	CUSTOM BUILDERS	CH	23
EASTRDHN &S	EASTRIDGE PARK NORTH & SOUTH		R6-	42
ECHOL	ECHO LANE AREA INCL. ZIPP ROAD, ETC.	CUSTOM BUILDERS	CH	12
ELLEY-ALL	ELLEY LANE (aka ELLEY CROSSING) & ELLEY WEST	CENTEX	R5+	358
ELMHLDY- NW	ELM GROVE CAMP & HOLIDAY HOMESITES - NW	CUSTOMS & MOBILES	CH	162
ELMWOOD VIL	ELMWOOD VILLAGE	CUSTOM BUILDERS	CH	77
EN&ES@RI AT	ENCLAVE & ESTATES @ RIATA OAKS (THE)		R6	85
FALLSMAR NW	FALLS @ MARTINDALE - NON WATERFRONT	CUSTOM BUILDERS	CH	35
FORSHAGN WR	FORSHAGE - NON WATER RESIDENTIAL HOMES	HOMES	CH	74
G0165/2224	BARBAROSA PASS & NORTHERN OUTPOST	CUSTOM BUILDERS	CH	34
G0288G399 8	BINDSEIL FARMS & WYNTER HILL	WILSHIRE & ASHTON WOODS	R6	154
G03RES-01	JONAS WOODS, WOODBRIDGE, SAVANNAH BLUFF	PLANTATION / WILSHIRE / HIGHLAND	R6	499

G06RES-01	1G2068, 1G2075, AND PID'S 33052 - 33059	VAUGHAN, ETC.	R5	104
G08-RES-01	LAKEWOOD SHADOWS, GARDEN OAKS, AND HARBOR LAKE SHORES	CUSTOM BUILDERS	CH	277
G12REDWOOD	REDWOOD AREA	CUSTOMS & MOBILES	CH	736
G1673G3124	KUTSCHER RANCH ESTATES & SPARROW LANDING		CH	25
G1878G1879	LEGEND POND - LEGEND MEADOWS (1G1878) AND LEGEND POND - LEGEND POINT (1G1879)	KB, RSI, GRAY POINT	R5+	674
G1930G2610	LONE OAK AND RIO VISTA	MORTON SOUTHWEST	R5 / R5+	227
G3432G1866	VOSS FARMS AND LAUBACH	LENNAR & GUESS	R6-	800
G3847G0476	WOODS OF ST. CLARE & CATTLE CREEK RANCH	CUSTOM BUILDERS	R6+	76
GCNWFLDWY	GLEN COVE NON WATERFRONT (VACANT LOTS)		VL	70
GCNWFLDWYI	GLEN COVE NON WATERFRONT (IMPROVED LOTS)		CH	11
GCNWNOFLD	GLEN COVE NON WATERFRONT (PROPERTIES NOT IN FLOODPLAIN OR FLOODWAY)		CH	28
GRNSHIREJB	GREENSHIRE - UNITS 3, 4, 6 AND 7	JAPHET / BUFFINGTON	R6	118
GRNSHIREPL	GREENSHIRE - UNIT 3	PLANTATION (ONLY)	R6	118
GSPADDTOWN	GUADALUPE SKI PLEX (Additional ownership in lake/common areas)	CUSTOM BUILDERS	CH	17
GSPLOTONLY	GUADALUPE SKI PLEX (LOT OWNERSHIP ONLY)	CUSTOM BUILDERS	CH	12
KB-COS	CAPROCK, STONEGATE	KB HOMES	R5+	495
KB-NAS	ROB ROY & NORTHERN TRAILS IN NAVARRO ISD (NOT INCL CORDOVA ESTATES)	KB HOMES / BRISTOL / DR	R5	357
KB-SCS	ASHLEY PLACE, CIBOLO VALLEY RANCH UT-1, GREENSHIRE KB, GATEWOOD KB, & SPRINGTREE (NOT INCL. CHELSEE CROSSING & LANDMARK POINTE) IN SCUCISD	KB HOMES	R5+	1326
KELLHTSR	KELLER HEIGHTS RESIDENTIAL	CUSTOM BUILDERS	CH	166
KENSINGTON	KENSINGTON RANCH ESTATES, TRAILS AT KENSINGTON, AND KENSINGTON RANCH II	CENTEX / PULTE	R5+	968
KIMBLGLOTS	C.E. KIMBROUGH 56 ACRE - LARGE (2-5 AC LOTS)	CUSTOM BUILDERS	CH	11
KIMBSMLOTS	C.E. KIMBROUGH 56 ACRE - SMALL (1/2 AC LOTS)	CUSTOM BUILDERS	CH	21
KREULKWDNW	KREUSLERVILLE & LAKE WINDS - NON WATERFRONT	CUSTOM BUILDERS	CH	124
LB1-6&LHNW	LAS BRISAS 1-6 & LAS HADAS (NON-WATERFRONT)	CUSTOMS	CH	159
LB7-11&PLN	LAS BRISAS 7-11 & PLANTATION	PERRY	R6	118
LCNW	LAKECREEK - NON WATERFRONT	CUSTOM BUILDERS	CH	69
LKPLCDAREA	LAKE PLACID AREA - NON WATERFRONT EL RHEA CTS, LAKE PLACID SUB, AND SOME SURROUNDING AREAS		CH	174
LKRIDGENW	LAKERIDGE - NON WATERFRONT	CUSTOM BUILDERS	CH	101
MARRURAL#1	MARION RURAL (SANTA CLARA/CALE /SEIDEL)		CH	160
MESAOAK1&2	MESA OAKS AND MESA OAKS 2	WILSHIRE / PLANTATION	R6-	140

MH-1G1104	GALLE ESTATES		MH	
MILLOAKLN	MILL OAK LANE	CUSTOMS	CH	15
NC1&2&5&E	NORTHCLIFFE COMMUNITY UNITS 1, 2, AND 5, AND NORTHCLIFFE EAST UNITS 1 AND 2	US HOMES	R5+	485
NC-AREA01	1G2215, 1G2221, AND 1G3563	GUESS, HOGAN, STD PAC, EAGLE VALLEY, MAIN ST	R5+	425
NOBHLFLO OD	NOB HILL & WALNUT SPRINGS- FLOOD ZONE	CUSTOM BUILDERS	R5+	23
NOBHLNOF LD	NOB HILL & WALNUT SPRINGS - NO FLOODING	CUSTOM BUILDERS	R5+	63
OAKSPNRI D	OAK SPRINGS & NORTHRIDGE - NON WATERFRONT		CH	37
OASISLD-NW	OASIS @ LAKE DUNLAP - NON WATERFRONT	CUSTOM BUILDERS	CH	65
OLDCIBRES	OLD CIBOLO RESIDENTIAL		CH	140
OLDCSCRE S	OLD SCHERTZ RESIDENTIAL		CH	589
OLDMCQRE SN	OLD MCQUEENEY RESIDENTIAL - NORTH		CH	60
OLDMCQRE SS	OLD MCQUEENEY RESIDENTIAL - SOUTH INCL. RETIRED 1G1660-ALL "LOUIS KOEPSSEL"		CH	63
PCANCOVE NW	PECAN COVE - NON WATERFRONT	CUSTOM BUILDERS	CH	28
PECRID	PECAN RIDGE		R6	26
PLHTS	PLACID HEIGHTS (1G2440)		CH	107
RIVEROAK NW	RIVER OAKS TERRACE - NON WATERFRONT		CH	32
SBANKNOW AT	SOUTHBANK - NON WATERFRONT	CUSTOM BUILDERS	CH	227
SBGH	SOUTHBANK (GARDEN HOMES)	CUSTOM BUILDERS	CH	78
SCHRTZ-GH1	1G1115 (THE GARDENS) & 1G1240-3 (GREENFIELD VILLAGE) AND 1G2395 (PARKWAY GARDENS)	VAUGHAN	R5	46
SCHRTZRE S1	VAL VERDE, PARKLAND VILLAGE, WESTLAND PARK, AND VILLAGE (THE)	VARIOUS	R5	884
SCHRTZRE S2	SILVERTREE PARK AND GREENFIELD VILLAGE 1 & 2	VAUGHAN & MARBACH	R6-	253
SCS-LGLOTS	ESTATES @ DEERCREEK - UNITS 1 AND 1B, ROYAL OAK ACRES, CHER-RON, CARDINAL POINT, TOWN CREEK AREA, DEER HAVEN, MUSTANG VALLEY, AND, GREENSHIRE ESTATES	CUSTOM BUILDERS	CH	222
SEGUIN-GH1	SAGEWOOD PARK EAST & CEDAR PARK GARDEN HOMES	CUSTOMS	R6-	111
SHADOAKT NW	SHADY OAKS TERRACE - NON WATERFRONT	CUSTOM BUILDERS	CH	11
SHADOAKT W	SHADY OAKS TERR - GERONIMO CREEK WF	CUSTOM BUILDERS	CH	8
SHDY-GLNNW	GLENNALL ACRES & SHADYLON - NON WATERFRONT	CUSTOM BUILDERS	CH	28
SKYVLLY-NW	SKY VALLEY - NON WATERFRONT	LENNAR		139
TERMLOOP NW	LAKEFIELD EST. & LAKESIDE VILLAGE - NON WATER	CUSTOMS & MOBILES	CH	32
TORNONW ATR	TOR PROPERTIES - NON WATERFRONT	CUSTOM BUILDERS	CH	81

TRESISNW FI	TREASURE ISLAND - NON WATERFRONT / IMPROVED	CUSTOM BUILDERS	CH	13
TRESISNW FV	TREASURE ISLAND - NON WATERFRONT / VACANT	VACANT LOTS	VL	10
TURT/LSNW	TURTLE LANE / LAKESIDE NW			41
TWNWDVE CI	TOWNEWOOD VILLAGE EAST (Properties that backup to commerical improvements)	SITTERLE	R5+	28
TWNWDVE NCI	TOWNEWOOD VILLAGE EAST (Properties that do not backup to commercial improvements)	SITTERLE	R5+	110
WDLK2FLO OD	WOODLAKE - UNIT 2 (FLOODPLAIN & FLOODWAY)	CUSTOM BUILDERS	CH	29
WDLK2NOF LD	WOODLAKE - UNIT 2 (NO FLOODING)	CUSTOM BUILDERS	CH	44
WDLK3NOF LD	WOODLAKE - UNIT 3 (NO FLOODING, EXCEPT FOR 2 LOTS)	CUSTOM BUILDERS	CH	9
WDLK4FLO OD	WOODLAKE - UNIT 4 (FLOODPLAIN & FLOODWAY)	HUBER & OTHER BUILDERS	CH	80
WDLK4NOF LD	WOODLAKE - UNIT 4 (NO FLOODING)	HUBER & OTHER BUILDERS	CH	17
WDLN05- 10	WOODLAND OAKS - UNITS 5 THRU 10	PULTE	R6-	252
WDLNOK34 HO	WOODLAND OAKS - UNIT 3 & 4 AND HORSESHOE OAKS	PULTE / GEMCRAFT / SHEPPERD / DOVER	R6-	478
WILLOWBR DG	WILLOWBRIDGE	CENTEX	R5+	784
ZAP1	ZUEHL AIR PARK (1G3775) WITH DET. RES.	CUSTOM BUILDER	CH	28
ZAP2	ZUEHL AIR PARK (1G3775) WITHOUT DET. RES.	CUSTOM BUILDER	CH	117

General Neighborhood CodesWaterfront Neighborhood Codes

WATERFRONT NEIGHBORHOODS - LAKE DUNLAP

RBENDCANAL	LDWSSOUTHB
LDESALLENB	LDWSZIPPBS
LDESCAMPWL	<u>ACREAGE ACCOUNTS</u>
LDESKVILLE	ALDESCAMPW
LDESMARYCV	ALDESKVILL
LDESSTEIN	ALDESSTEIN
LDWSCHINAB	ALDWSBEACH
LDWSKLEIN	ALDWSKLEIN
LDWSLSPASS	ALDWSLSPAS
LDWSRBEND	ALDWSOUTHB
LDWSSBEACH	ALDWSZIPPS

WATERFRONT NEIGHBORHOODS - LAKE McQUEENEY

LCCANAL	LMWSTERMLP
LMES3OAKS	LMWSTPOINT
LMESBRISAS	LMWSVISTAD
LMESELMGRV	LMWSWOODLK
LMESISLEVW	<u>ACREAGE ACCOUNTS</u>
LMESLAGUNA	ALCCANAL
LMESLRIDGE	ALMES3OAKS
LMESWATERW	ALMESBRISA
LMWS725HI	ALMESELMG
LMWSFM725	ALMESISLEV
LMWSGALLAG	ALMESWATWY
LMWSHAPPYH	ALMWS725HI
LMWSISCANL	ALMWSFM725
LMWSISLAND	ALMWSHAPPY
LMWSLAKECK	ALMWSLAKEC
LMWSLONGCK	ALMWSLONGC
LMWSSHANGR	ALMWSSHANG
LMWSSMISLE	ALMWSTERML
LMWSTCONDO	

WATERFRONT NEIGHBORHOODS - LAKE PLACID

LPESBAMBOO	LPWSUREILY
LPESBLUMPK	LPWSVOIGT
LPESCYPRES	<u>ACREAGE ACCOUNTS</u>
LPESHSHOE	ALPESBAMBO
LPESLEE	ALPESBLUMP
LPESLEECAN	ALPESCYPRE
LPESLKSCAN	ALPESHSHOE
LPESLKSIDE	ALPESLEE
LPESTURTLE	ALPESLEECA
LPESUTRTL	ALPESLKSID
LPWSELRHEA	ALPWSELRHE
LPWSERSKIN	ALPWSERSKI
LPWSFM725	ALPWSFM725
LPWSLKPLDR	ALPWSLKPLD
LPWSLREILY	ALPWSLWCAN
LPWSLWCANA	ALPWSPLHTS
LPWSPLHTS	ALPWSRELOO
LPWSRELOOP	ALPWSRVIEW
LPWSRVCANL	ALPWSUREIL
LPWSRVIEW	ALPWSVOIGH

WATERFRONT NEIGHBORHOODS - MEADOW LAKE

MLNSBUERGE	<u>ACREAGE ACCOUNTS</u>
MLNSGLORIA	AMLNBSUERG
MLSSDEERHI	AMLNGLORI
MLSSDEERLO	AMLSSDEERL
MLSSDEERSL	AMLSSDEERS
MLSSMEADOW	AMLSSMEADO
MLSSGNHL	AMLSSGNHL
MLSSWAMPUM	AMLSSWAMPU

WATERFRONT NEIGHBORHOODS - LAKE SEGUIN

<u>ACREAGE ACCOUNTS</u>	
CHAPARRALW	ACHAPARRAL
GCWATER	AGCWATER
GRNSBOENIG	AGRNSBOENI
GRNSBURGES	AGRNSBURGE
GRSSPARKVW	AGRSSPARKV
GRSSKYVL	

WATERFRONT NEIGHBORHOODS - SAN MARCOS RIVER

WATERFRONT NEIGHBORHOODS - LOWER GUADALUPE RIVER

SMRRCREEK	LGRN
SMRRESTATE	LGRNDF
SMRREEXECUT	LGRNRT
SMRRPREMIE	LGRS
SMRRWF	
SMWF	
SMWFCOTTON	
SMWFREDBIR	
SMWFWALDRI	
FLSMARTWAT	

City of Seguin (Residential) Neighborhood Codes (formerly NHxxx)

Seguin-01

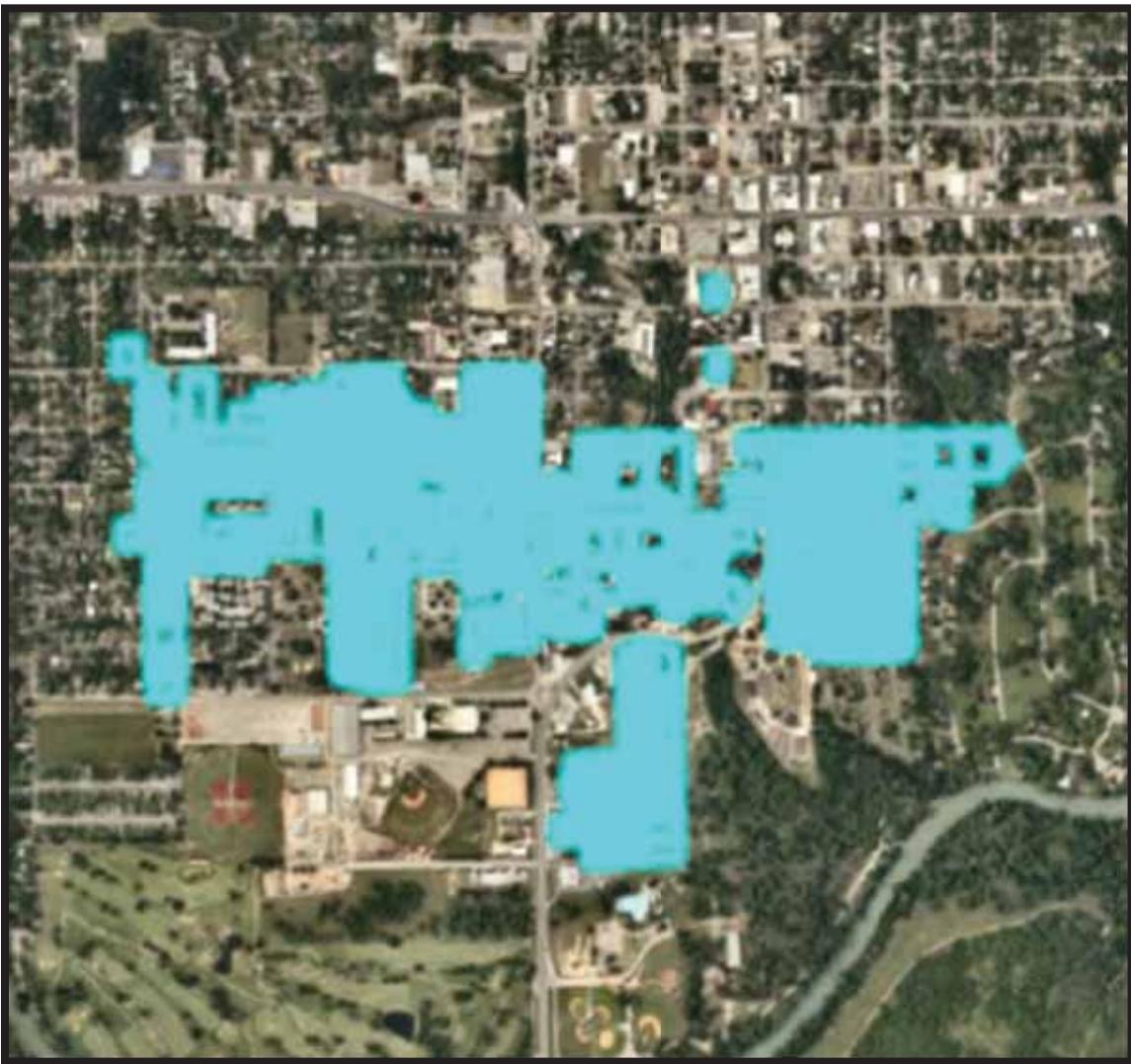
2,410 Properties



City of Seguin (Residential) Neighborhood Codes (formerly NHxxx)

Seguin-02

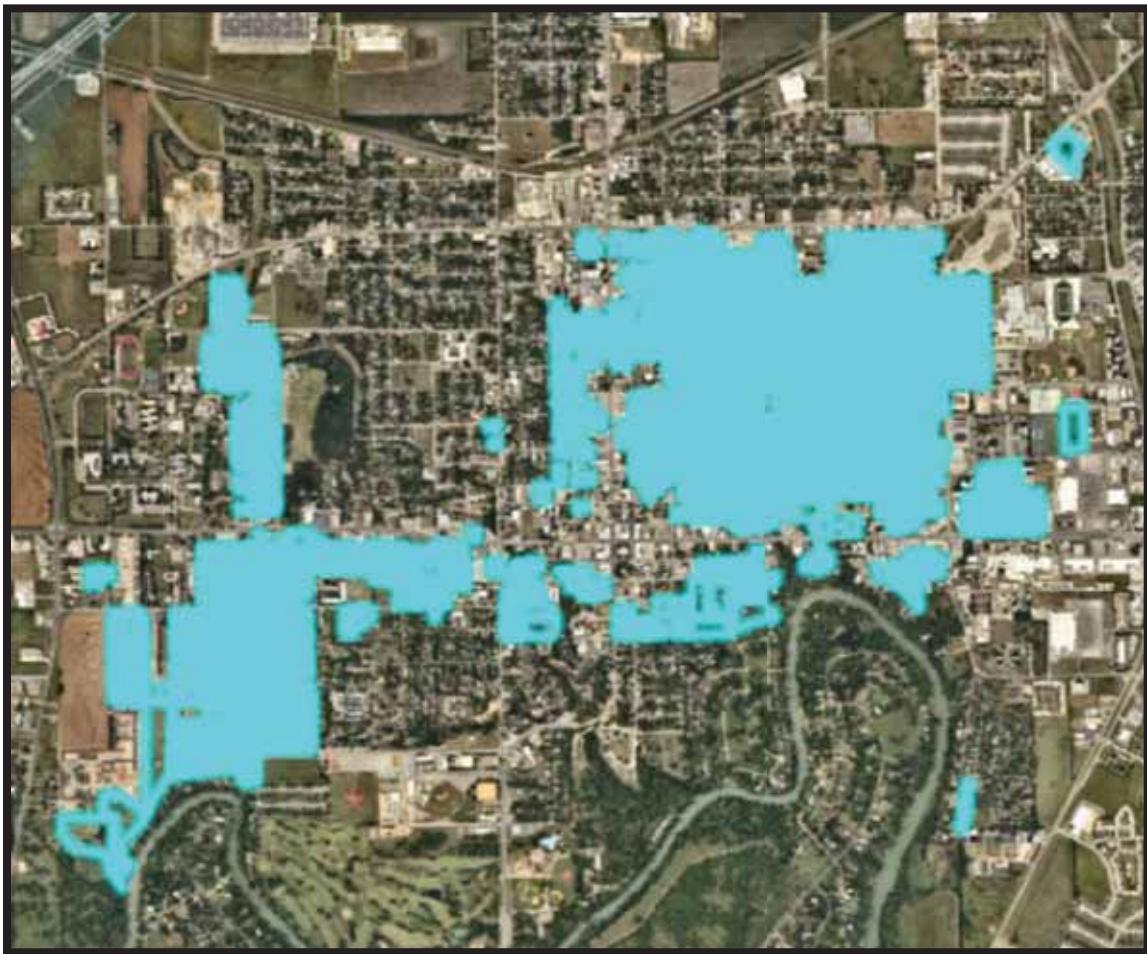
496 Properties



City of Seguin (Residential) Neighborhood Codes (formerly NHxxx)

Seguin-03

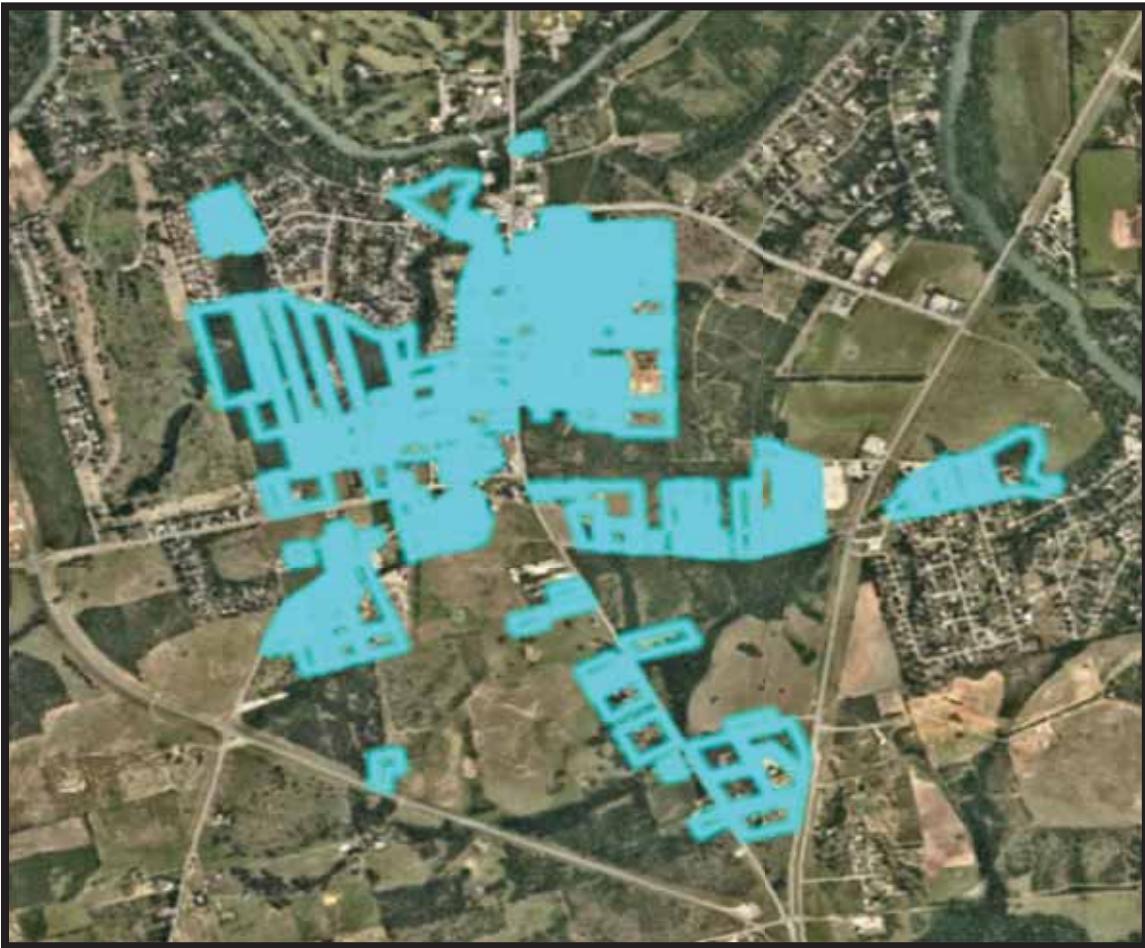
1,930 Properties



City of Seguin (Residential) Neighborhood Codes (formerly NHxxx)

Seguin-04

329 Properties



***b. MOBILE HOME
NEIGHBORHOOD CODES***

NEIGHBORHOOD CODE	DESCRIPTION / SUBDIVISION NAME(S)	NO. OF PROPS
MH-LV & RF	Roaming Fork / Rolling Fork / Leisure Village - Non Commercial	140
MH-1G0067	ALTWEIN ROAD RANCHES	15
MH-1G0095	ANGEL FIRE	29
MH-1G0290	BIRMENSDORF FARMS	196
MH-1G0422	BUTTERFLY ACRES	33
MH-1G0589	CLEARWATER ESTATES	5
MH-1G0601	CORDELL OAKS (New for 2021)	21
MH-1G0655	COUNTRY LIVING SUBDIVISION	12
MH-1G0665	COUNTRY PLACE	83
MH-1G0697	CRESTVIEW SUBDIVISION	29
MH-1G0970	FALCON CREST ESTATES	77
MH-1G1104	GALLE ESTATES	29
MH-1G1224	GREEN PASTURES	41
MH-1G1420	HIGH POINT	15
MH-1G1822	LAKESIDE PASS	32
MH-1G1943	LONGHORN MEADOWS (1G1943)	40
MH-1G2080	THE MEADOWS	76
MH-1G2455	PLEASANT RIDGE	8
MH-1G2783	SAVANNAH HILL	64
MH-1G2984	SETTLERS WAY	17
MH-1G3042	SHEPHERDS GLEN	41
MH-1G3145	STAR TRAIL RANCHES	71
MH-1G3540	WESTGATE	61
MH-1G3680	WOODCREEK	117
MH-1G3783	ROYAL CREST	25
MH-1G3939	MUNAL SUB (MOVED FROM RES 2019)	34
MH-1G3988	RANCHO EN LA PRAIRIE	6
MHALTWEIN	ALTWEIN MOBILE HOME ESTATES (1G0065)	57
MHCBLTOLL	CIBOLO TOLLE (1G0580)	21
MHFORESTOH	FOREST OAK RANCHES, OAK HILLS RANCH ESTATES, & OAK HILLS RANCHETTE	194
MHFORSHGNW	FORSHAGE - NON_WATERFRONT PARCELS	109
MHGRNMHVN	GERONIMO HAVEN	150
MHHIGHRDGE	HIGH RIDGE (1G1422)	63
MHLEANOAKS	LEANING OAKS (1G1870)	26
MHLKMCQEST	LAKE MCQUEENEY ESTATES (1G1730)	229
MHMBLVILLA	MOBILE VILLA ESTATES (1G2120)	59
MHMEADOWWW	MEADOW VIEW ESTATES (1G2073)	33
MHPARK@CRK	PARK AT CREEKSIDE (1G2355)	134
MHRVRBNDNW	RIVER BEND (1G2640) NON WATERFRONT	199
MHSANTACLR	SANTA CLARA BEND (1G2763)	85
MHSASSMAN	SASSMAN ROAD ESTATES (1G2765)	129
MHSAUD-CLR	SAUDER FARMS MH'S AND CLEAR SPRINGS SUB	121
MHSTAGECHL	STAGECOACH HILL (1G3139)	90

*c. RURAL GEO REGION****NEIGHBORHOOD CODES***

NEIGHBORHOOD CODE	NO. OF PROPS
RURAL_G03	125
RURAL_G04	473
RURAL_G05	268
RURAL_G06	1403
RURAL_G07	549
RURAL_G08	512
RURAL_G09	329
RURAL_G10	920
RURAL_G11	480
RURAL_G12	1025
RURAL_G13	1165
RURAL_G14	565
RURAL_G15	405
RURAL_G16	977
RURAL_G17	377
RURAL_G18	552
RURAL_G19	895
RURAL_G20	549
RURAL_G21	10
RURAL_G22E	136
RURAL_G22W	413
RURAL_G23	810
RURAL_G24	1608
RURAL_G25	1112
RURAL_G26	804
RURAL_G27	867
RURAL_G28	955
RURAL_G29	601
RURAL_G31	810
RURAL_G32	1395
RURAL_505	76

d. COMMERCIAL

NEIGHBORHOOD CODES

COMMON LAND AREA (CLA) MARKET BOUNDARIES

The following are general boundary guidelines used for the purpose of evaluating the market value potential of vacant or improved parcels. Highest and Best Use of parcels located within defined CLA markets typically is for non-residential uses and will generally share similarities in the four forces commonly known to directly impact a parcel's market value potential: Social, Economic, Physical/Environmental, and Governmental. The boundaries of these outlined market areas can vary in scope. They may be as narrow as the east side of a street to as broad as an incorporated city's limits. Zoning within CLAs can be diverse or feature a single permitted use. For example, a defined market can include all industrial zoned parcels within the city limits of Seguin (i.e. CLA48). Multi-family residential properties, such as duplexes or apartment complexes, will generally be included within the designated market area it is located in. In compliance with HB3613, parcels improved with a single-family dwelling and an active Homestead Exemption will not be included within a defined CLA.

The following descriptions of market area boundaries, having been identified and implemented as of 01/01/2020, are meant to provide guidance and may periodically be modified to reflect changing market conditions; to include the development of new market areas.

CLA01 – Corner properties at the intersection of Interstate Highway 35 and FM 3009.

CLA02 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Interstate Highway 35 frontage located NE of FM 3009 to Old Wiederstein Road.

CLA03 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Interstate Highway 35 frontage located SW of FM 3009 to Legacy Oaks/Journeys Way.

CLA04 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with FM 3009 frontage located SE of Interstate Highway 35 to Wiederstein Road.

CLA05 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with FM 3009 frontage located NW of Interstate Highway 35 to the Comal/Guadalupe County line.

CLA06 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with no major road frontage located among the boundaries outlined above beginning with CLA02.

CLA07 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Schertz Parkway frontage SE of Interstate Highway 35 to Wiederstein Road and Enterprise Avenue frontage NW of Interstate Highway 35 to Verde Parkway.

CLA08 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Interstate Highway frontage NE of Cibolo Valley Drive to the Comal/Guadalupe county line.

CLA09 - Properties, industrial in nature, sharing similar economic and/or physical characteristics bordered by FM 3009 to the NE, Interstate Highway 35 to the SE, Enterprise Avenue to the SW, and Comal/Guadalupe County line to the NW.

CLA10 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Interstate Highway 35 frontage located between of Journeys Way/Legacy Oaks to the NE and FM 1518 to the SW.

CLA 11 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with no direct Interstate Highway 35 frontage bordered by Enterprise Avenue/Journeys Way/Legacy Oaks to the NE, Interstate Highway 35 to the SE, FM 1518 to the SW, and Comal/Guadalupe County line to the NW.

CLA12 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics influenced by or located on FM 1518 between Interstate Highway 35 to the NW and Maske Road to the SE.

CLA13 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics influenced by or located on FM 1518 between Maske Road to the NW and Oak Street to the SE.

CLA14 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Main Street or FM 78 frontage located between Oak Street and the Bexar/ Guadalupe County line to the SW, Schertz Parkway to the NE, First Street to the SE, and stretching East to approximately the 1000 Block of FM 78. The east boundary is meant to generally coincide with the end of the 100yr floodplain, which is a characteristic all parcels within this market area share.

CLA15 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics influenced by or located on Schertz Parkway between Wiederstein Road to the NW and Live Oak Road to the SE.

CLA16 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics influenced by or located on Schertz Parkway between Live Oak Road to the NW and FM 78 to SE.

CLA17 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics influenced by or located on FM 3009 between Wiederstein Road to the NW and Live Oak Road to the SE.

CLA18 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 3009 between Live Oak Road to the NW and FM 78 to the SE.

CLA19 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics influenced by their proximity to FM 3009 but having no direct frontage along FM 3009 between Old Wiederstein Road to the NW and FM 78 to the SE.

CLA20 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on Cibolo Valley Drive between Old Wiederstein Road to the NW and Borgfeld Road to the SE.

CLA21 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on the north side of Borgfeld Road or east side of North Main Street between Dietz Road to the SW and FM 1103 to the SE.

CLA22 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 1103 bordered by the Comal/Guadalupe County line to the NW and Weil Road to the SE.

CLA23 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 1103 between Weil Road to the NE and Main Street the SW.

CLA24 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along Cibolo Valley Drive and Main Street between Borgfeld Road to the NW following Cibolo Valley Drive SE to intersection of Main Street and FM 1103.

CLA25 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located between Indian Circle to the NE, Union Pacific train

tracks to the S, and Borgfeld Road to the NW. Parcels with direct frontage on FM 1103 are considered superior to those located in the platted industrial parks; Schneider, Cibolo and Buffalo.

CLA26 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 78 between, approximately, the 1000 Block of FM 78 and Dietz Creek to the East (boundary of Schertz / Cibolo city limits).

CLA27 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on south side of FM 78 between Dietz Creek to the West and Haeckerville Road to the East.

MAINST1 – In 2018, the MAINST1 market area was developed and implemented to account for the property use changes occurring as a result of an approved revitalization project for the downtown Cibolo area (Core). Since the approval by the City Council in 2014 numerous improved parcels have sold with intent by new ownership to renovate and repurpose for a variety of city approved uses per current zoning ordinances. MAINST1 is identified as commercial improved parcels or unimproved parcels zoned for commercial development located along Main Street in Cibolo between Buffalo Trail to the North and FM 78 to the South.

MAINST2 – In 2018, the MAINST2 market area was developed and implemented to account for the property use changes occurring as a result of an approved revitalization project for the downtown Cibolo area (Core). Since the approval by the City Council in 2014 numerous improved parcels have sold with intent by new ownership to renovate and repurpose for a variety of city approved uses per current zoning ordinances. MAINST2 is identified as non-homesteaded residentially improved parcels, zoned for commercial development, located along Main Street in Cibolo between Buffalo Trail to the North and FM 78 to the South.

OLDCIBCOM – Parcels, improved or unimproved, zoned by City of Cibolo under “Old Town/ Town Center” bordered by Pfeil Road to North, Rhea Drive to the West, north side of FM 78 to the South, and the intersection of FM 78/ Loop 539 to the East.

CLA28 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 78 between Haeckerville Road to the West and Santa Clara Road to the East.

CLA31 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 78 or FM 725 within the following boundaries:

Old San Antonio Road to the West on FM 78, Union Pacific Train Tracks to the North on FM 725, Interstate Highway 10 to the East on FM 78, and Interstate Highway 10 to the South on FM 725.

CLA32 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on FM 725 between the Union Pacific Train Tracks to the South and Lakeside Pass to the North.

CLA33 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located on both FM 725 between Lakeside Pass to the South and County Line Road to the North or County Line Road between FM 1044 to the West and FM 725 to the East.

CLA34 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along Interstate Highway 10 between Bexar/Guadalupe County line to the West and the Santa Clara Creek to the East.

CLA35 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along Interstate Highway 10 between Santa Clara Creek to the West and FM 464 to the East (*excludes corner properties at intersection of IH 10 and FM 725*).

CLA35/FM 725 – Corner properties at the intersection of Interstate Highway 10 and FM 725.

CLA36 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along West US 90 (W. Kingsbury Street) between Interstate Highway 10 to the West and FM 464 to the East. Properties stretching north and south on FM 725 from intersection at the 3000 block of West US 90 are considered to fall within this market area.

CLA37 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics fronting Interstate Highway 10 along the North, FM 464 to the West, West Kingsbury to the South, and the Caterpillar Plant to the East.

CLA38 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with frontage along State Highway 46 between Union Pacific train tracks to the North and West Court Street to the South. The market area boundary stretches east to Fleming Street for properties with frontage along Interstate Highway 10 East and West to FM 464 for properties with frontage along Interstate Highway 10 West.

CLA39 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with frontage along Interstate Highway 10 beginning at Huber Road to the West and stretching East to Heideke Street.

CLA40 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located within the following boundaries: Heideke Street to the West, Martindale Road to the North, Jay Road to the East, and Soechting to the South.

CLA41 – Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with frontage along various roadways; State Highway 123 Bypass, North Austin Street, Strempel Street, Heideke Street, or Guadalupe Street. The market area is generally bordered by Cordova Road to the North, Heideke Street to the SE, Strempel Road to the South, and Guadalupe Street to the West.

CLA42 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with frontage along State Highway 123 Bypass (northbound) beginning at Kingsbury Street traveling south to East Court Street, stretching East then on Court Street to Medical Drive, and continuing south on Bypass to southern boundary marked by the Guadalupe River. It should be noted that all properties south of Eastwood Drive (excluding southbound corner parcels) are considered to be within this market area regardless of direction of travel along Bypass.

CLA43 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located within the following boundaries: beginning at Kingsbury Street to the North traveling south to College Street, stretching west on College Street to King Street, west boundary follows King Street south till it intersects with State Highway 123 Bypass marking the southern boundary. The southbound side of State Highway 123 Bypass marks the entire East boundary for this market area between Kingsbury Street and Eastwood Drive.

CLA44 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along State Highway 123-Business (also known as Stockdale Highway) between the Guadalupe River to the North and Tor Drive to the South.

CLA 45 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with frontage along a number of roadways south of the Guadalupe River. The general boundaries for this market area are as follows: beginning south of the Guadalupe River on State Highway 123 Bypass and traveling south till highway intersects with both State Highway 123-Business and State Highway 46

(commonly referred to as the “crow’s foot”), continuing along State Highway 46 North back towards the Guadalupe River, and stretching outward (west) on FM 725 to the city limits of Seguin. Parcels along roadways within the boundaries outlined (i.e. FM 725, Meadow Lake Drive, Tor Drive, FM 467, and Stockdale Highway) will fall within this market area.

CLA46 – The boundaries of this market area are based on the designation of the Historic Downtown District of Seguin. Properties within this area are required to adhere to specific building codes which are meant to preserve the historic qualities (design and appearance) of the downtown area. Generally speaking, the boundaries are: Ireland Street to the North, sections of River and Crockett Street to the East, Washington Street to the South, and sections of Travis and Camp Street to the West.

CLA47 – The market area is considered to encompass all remaining properties within the city limits of Seguin, which do not fall within one of the previously outlined market areas, located along roadways considered to be primary thoroughfares. These primary thoroughfares would include: Austin Street, Court Street, State Highway 46, King Street, and Kingsbury Street (excluding portions of West Kingsbury between Guadalupe Street and Vaughn Avenue).

CLA47S - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along roadways within Seguin city limits considered secondary to primary thoroughfares. Examples include Guadalupe Street, Jefferson Avenue, New Braunfels Street, and Heideke Street (including portions of West Kingsbury Street between Guadalupe Street and Vaughn Avenue).

CLA48 – For this specific market area, market boundaries are defined by the city limits of Seguin. All areas zoned for industrial use, light or otherwise, by the Seguin Planning and Zoning department will fall within this market area for valuation purposes.

CLA49 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along US Highway 90 beginning at Geronimo Creek to the SW and stretching east to State Highway 130.

CLA50 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along State Highway 46 beginning at Cordova Road heading north to the Guadalupe/Comal county line. Parcels included within this market area will have wastewater (sewer) utility availability. Note: If a parcel features frontage on the

highway and a waterway the parcel will typically be coded to the corresponding waterfront neighborhood code for valuation purposes.

CLA50NS – Market area boundaries are identical to CLA50. Identifying difference between CLA50NS and CLA50 is the lack of wastewater (sewer) utility availability.

CLA51 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics located along State Highway 123 beginning at Cordova Road and heading north to the Guadalupe/Hays county line.

CLA59 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Interstate Highway 10 road frontage, not to extend past exit ramps, at the intersection of Interstate Highway 10 and Highsmith Road (Exit 625).

CLA60 - Parcels, improved or unimproved, sharing similar physical, economic and/or governmental characteristics with Interstate Highway 10 road frontage, not to extend past exit ramps, at the intersection of Interstate Highway 10 and State Highway 80 (Exit 628).

New Market Area Development and Implementation

The need to develop new market areas is based upon changes to physical, economic, or governmental characteristics that are shown to impact the actions of buyers and sellers or to improve uniformity among a sample of comparable parcels. The following are areas of Guadalupe County where the need to develop and implement, previously undefined, market areas may become necessary during the timeframe of this current reappraisal plan:

- Parcels located within downtown area of Marion
- Cordova Road between State Highway 46 and State Highway 123
- FM 1044 between FM 78 and Guadalupe/ Comal County line

Comment on Market Boundaries: *The above referenced boundaries are to be used as a guide for identifying a property's considered market area. All properties may not conform to defined market area descriptions and overlapping of characteristics is possible among bordering market areas. In these instances, the District will determine which market area best represents a property's individual characteristics.*

EXHIBIT E

BUSINESS PERSONAL PROPERTY

Standard Industrial Class Codes
(SIC Codes)

Exhibit 3B**Standard Industrial Class Codes
(SIC Codes)**

SIC	DESCRIPTION
<u>Exception SIC's</u>	
0001	Bussey's Vendors
0002	Leased Vehicles
0004	Inventory Only/Consignment
0005	Other Leased Equipment
0008	Capital Accounts
<u>Agricultural, Forestry & Fishing</u>	
0191	General Farms, Primarily Crop
0291	General Farms, Primarily Livestock & Animal Specialties
0742	Veterinarians
0782	Lawn & Garden Services
<u>Mining</u>	
1389	Oil and Gas Field Services, (NEC)
1499	Miscellaneous Nonmetallic Minerals, Except Fuels
<u>Construction</u>	
1520	Building Contractor (Residential & Commercial)
1531	Operative Builder
1711	Plumbing (& Septic)/ Heating & A/C (Contractors)
1731	Electrical Contractor
1781	Water Well Drilling
1799	Contractor - Misc.
<u>Manufacturing</u>	
2499	Manufacturing - Lumber
3089	Manufacturing - Plastics
3999	Manufacturing Industries, (NEC)
<u>Transportation, Communication & Public Utilities</u>	
4119	Ambulance / Limousine W/ Drivers
4212	Trucking w/o Storage
4213	Trucking, except Local
4225	Storage / Mini - Self
4311	Postal Service - Private
4500	Airplanes / Aircraft
4724	Travel Agency
4911	Electric Supply
4941	Water Supply
4953	Refuse Systems - Garbage/Recycling

Wholesale Trade

- 5042 Medical Equipment & Supplies
- 5060 Electrical / Plumbing Supply
- 5083 Farm Equipment Sales
- 5199 Misc. Wholesale

Retail Trade

- 5261 Nurseries Retail
- 5271 Mobile Home Dealers
- 5311 Department Stores - Retail
- 5372 Discount Store - Retail
- 5412 Supermarket
- 5413 Convenience Store
- 5421 Meat & Fish Market
- 5461 Bakery - Retail Bake & Sell
- 5511 Auto Dealer - New & Used
- 5531 Auto Store - Retail
- 5541 Gasoline Service Station
- 5551 Boat Dealer
- 5561 Recreational Vehicle Dealer
- 5621 Clothing - Women's & Boutique
- 5651 Clothing - Family
- 5661 Shoe Store - Family
- 5712 Furniture Stores - Retail
- 5731 Cellular Phone Store
- 5732 Electronics Stores
- 5735 Pre-recorded music, games, & video rental
- 5736 Musical Instrument Store
- 5810 Bar
- 5813 Nightclub (NEC)
- 5814 Restaurants - Fast Food
- 5815 Restaurants - Full-Service
- 5816 Restaurants - Local Chains / Limited Menu
- 5817 Restaurants - NEC (catering)
- 5912 Drug Stores Retail
- 5913 Pharmacy - Retail
- 5921 Liquor Store
- 5933 Pawn Shop
- 5941 Sporting Goods Store
- 5942 Bookstores - New & Used
- 5943 Office Supply Store - Retail
- 5944 Jewelry Stores - Retail
- 5947 misc. small Art Goods / Gift & Novelty Retail
- 5984 Bottle Gas Sales (propane)
- 5991 Farm & Ranch (Feedstores)
- 5992 Florists - Retail
- 5993 Tobacco & Pipe (Seguin Cigar)
- 5997 Guns / Ammunition / Small Arms - Retail
- 5998 Pet Grooming, Food & Supplies
- 5999 Misc. Retail

Finance, Insurance, & Real Estate

6029 Bank, Credit Union & Financial Institute
 6099 Check Cashing Service
 6141 Personal Credit Institutions
 6411 Insurance Agents / Brokers & Services
 6513 Apartment Rentals
 6515 Mobile Home Park Operators
 6531 Real Estate / Property Management / Appraisal
 6541 Title company
 6553 Cemetery

Services

7011 Hotel / Motel
 7012 Bed & breakfast / Lodges
 7032 RV Park / Sporting & Rec camp
 7212 Dry Cleaners
 7215 Laundries (coin operated)
 7221 Photo & Portrait Studios
 7231 Beauty, hair Styling Salon
 7232 Nail Salon
 7251 Shoemaker & Repair
 7261 Funeral Home
 7299 Misc. Personal Services
 7312 Advertising - Outdoor - Bill Boards
 7342 Exterminator, Pest Control
 7349 Janitorial & Cleaning Service
 7353 Rental - Heavy Construction Equipment
 7359 Equipment rental, NEC
 7361 Employment Agency
 7378 Computer Maintenance & Repair
 7389 Business Services - Misc. (Bail bonds. Etc.)
 7513 Rental - Truck
 7514 Rental - Auto
 7532 Paint & Body
 7538 Auto Repair - General
 7542 Car Wash
 7549 Auto Services / Except / Repair & Car wash (Towing)
 7699 Misc. Repair (Taxidermists, Musical, Gun, Engine, etc.)
 7832 Movie Theater
 7991 Physical Fitness Facilities
 7997 Clubs & Private Sports
 7999 Amusement & Recreation misc.
 8011 Doctors' Offices, Clinics & misc.
 8021 Dentist
 8042 Doctor - Optometrist
 8051 Nursing Home Skilled Care

Services – cont.

8071	Medical Laboratory
8099	Health & Allied Services (Home health)
8092	Kidney Dialysis Centers
8111	Attorneys, Legal Services
8249	Trade & Vocational school
8299	School - Educational NEC
8322	Social Service - Individual / Family
8351	Daycare center - child
8711	Engineers
8713	Surveyors
8721	Accountant, Bookkeeper, CPA
8999	General Office

EXHIBIT F

2023-2024

APPRAISAL WORK PLANS

Guadalupe Appraisal District Calendar of Appraisal Events for 2023

Activities	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
Update GIS Map														
Entering of Permit Data														
Correction Hearings with ARB														
Discover and Enter Sales Information														
Update Ownership Due to Sale or Transfer of Properties														
Mail Sale Confirmation Surveys to Grantees														
New Subdivisions - Account Creation and Evaluation														
Account Splits & Merges														
Discovery of New Construction														
Inspections for New Construction and Value Review (GEO Rechecks)														
BPP Inspection & Discovery														
BPP New Business Inspections														
Land Analysis & Valuation														
Open-Space Appraisal Productivity Schedule Reviews														
Mail Income Performance Surveys for Commercial Property														
Income & Expense Data Analysis for Commercial Income Schedules														
Review Annual Wildlife Management Reports														
Open-Space Reappraisal Letters Mailed														
Open-Space Appraisal Application Inspections														
Mail BPP Renditions and Freeport Applications														
Mail BPP Vendor and Tenant Letters														
BPP Rendition Review & Value Finalization														
Notices of Appraised Value Mailed														
Preliminary Value Estimates to Taxing Units														
Current Year Informal Hearings														
Current Year ARB Hearings														
Mail BPP Penalty Letters														
Approval of Appraisal Roll & Certification of Values to Taxing Units														

Guadalupe Appraisal District Calendar of Appraisal Events for 2024

Activities	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
Update GIS Map														
Entering of Permit Data														
Correction Hearings with ARB														
Discover and Enter Sales Information														
Update Ownership Due to Sale or Transfer of Properties														
Mail Sale Confirmation Surveys to Grantees														
New Subdivisions - Account Creation and Evaluation														
Account Splits & Merges														
Discovery of New Construction														
Inspections for New Construction and Value Review (GEO Recheck(s))														
BPP Inspection & Discovery														
BPP New Business Inspections														
Land Analysis & Valuation														
Open-Space Appraisal Productivity Schedule Reviews														
Mail Income Performance Surveys for Commercial Property														
Income & Expense Data Analysis for Commercial Income Schedules														
Review Annual Wildlife Management Reports														
Open-Space Reapplication Letters Mailed														
Open-Space Appraisal Application Inspections														
Mail BPP Renditions and Freeport Applications														
Mail BPP Vendor and Tenant Letters														
BPP Rendition Review & Value Finalization														
Notices of Appraised Value Mailed														
Preliminary Value Estimates to Taxing Units														
Current Year Informal Hearings														
Current Year ARB Hearings														
Mail BPP Penalty Letters														
Approval of Appraisal Roll & Certification of Values to Taxing Units														

*Capitol Appraisal Group – Annual Procedures & Timelines by Property Category***Document 6A****Industrial Real Property
Mass Appraisal Procedure and Timeline**

Although valuation is set for either January 1 of the tax year or September 1 of the previous calendar year prior to the current tax year, the appraisal process begins in September of the previous year and continues through August of the tax year.

September 1 of previous year to March 31 of the current tax year

Discovery and listing. This includes physical inspection of existing properties to appraise and discovery of potential new properties to appraise. New potential properties are reported to the appraisal district to determine if Capitol Appraisal will value the property for the current tax year.

April 1 until complete

Appraisal of properties both market value and taxable value. Deadlines for completion of appraisals and sending out value notices are based upon individual deadlines set by the appropriate appraisal district. Every effort is made to appraise every property timely so that values can be included in certification. Properties not included in certification are reported to the appraisal district and the appraisal process continues until final value is reached. Supplementing the tax roll with those properties is based upon the timeline established by the appraisal district.

July 25

Appraisal roll is certified. Every effort is made to ensure all properties have a final valuation by this date. Exceptions may include properties with late renditions, extensions, or other allowable justifications which preclude final valuation by July 25.

July 26 to August 31

Review current tax year methods and procedures and begin general property classification research for the next tax year. Special reports for the appraisal districts are created at this time as requested.

Document 6B**Industrial Personal Property
Mass Appraisal Procedure and Timeline**

Although valuation is set for either January 1 of the tax year or September 1 of the previous calendar year prior to the current tax year, the appraisal process begins in September of the previous year and continues through August of the tax year.

September 1 of previous year to March 31 of the current tax year

Discovery and listing. This includes physical inspection of existing properties to appraise and discovery of potential new properties to appraise. New potential properties are reported to the appraisal district to determine if Capitol Appraisal will value the property for the current tax year.

April 1 until complete

Appraisal of properties both market value and taxable value. Deadlines for completion of appraisals and sending out value notices are based upon individual deadlines set by the appropriate appraisal district. Every effort is made to appraise every property timely so that values can be included in certification. Properties not included in certification are reported to the appraisal district and the appraisal process continues until final value is reached. Supplementing the tax roll with those properties is based upon the timeline established by the appraisal district.

July 25

Appraisal roll is certified. Every effort is made to ensure all properties have a final valuation by this date. Exceptions may include properties with late renditions, extensions, or other allowable justifications which preclude final valuation by July 25.

July 26 to August 31

Review current tax year methods and procedures and begin general property classification research for the next tax year. Special reports for the appraisal districts are created at this time as requested.

Document 6C**Utility, Railroad and Pipeline Property
Mass Appraisal Procedure and Timeline**

Although valuation is set for either January 1 of the tax year or September 1 of the previous calendar year prior to the current tax year, the appraisal process begins in September of the previous year and continues through August of the tax year.

September 1 of previous year to March 31 of the current tax year

Research and capitalization rate development. For properties valued via the income approach data is obtained and analyzed for calculation of a capitalization rate appropriate to a specific property type.

October to December

Submission of appraisals to the Property Tax Assistance Division (PTAD) of the Comptroller's office and preparation of value defense for any properties included in their ratio study. Defense documentation and appraisal analysis of the PTAD appraisal is prepared and submitted to the appraisal district or the representative of the taxing jurisdictions whichever is appropriate.

April 1 until complete

Appraisal of properties both market value and taxable value. Deadlines for completion of appraisals and sending out notice of value are based upon individual deadlines set by the appropriate appraisal district. Every effort is made to appraise every property timely so that values can be included in certification. Properties not included in certification are reported to the appraisal district and the appraisal process continues until final value is reached. Supplementing the tax roll with those properties is based upon the timeline established by the appraisal district.

July 25

Appraisal roll is certified. Every effort is made to ensure all properties have a final valuation by this date. Exceptions may include properties with late renditions, extensions, or other allowable justifications which preclude final valuation by July 25.

July 26 to August 31

Review current tax year methods and procedures and begin general property classification research for the next tax year. Special reports for the appraisal districts are created at this time as requested.

Document 6D**Oil and Gas
Mass Appraisal Procedures and Timeline**

Capitol Appraisal Group, LLC (CAGL) contracts with Appraisal Districts and other governmental entities to appraise all oil and gas subsurface, producing, mineral interests within the purview of the law.

October-December:**SEC 10(k) data gathered for use in discount rate study.**

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 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 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. This analysis is calibrated with a WACC for the same companies that are used in the stock and debt analysis. Management determines an appropriate base discount rate to be used.

January: Discount rate study finalized

November-March:

The appraiser commences the annual appraisal cycle with identification of new property and determination of situs.

"Minerals in place" and an estate or interest in the same, are classified by the state of Texas as real property. They cannot be physically identified by inspection like other real property. However, the inability to directly inspect does not appreciably affect the ability to identify and appraise these minerals in place and estates or interests in the same. CAGL obtains monthly oil and gas lease production information from the Railroad Commission of Texas [RRC] and compares it to existing oil and gas properties already identified and appraised. New properties are identified in this process by comparing existing data to new information obtained from the RRC.

The appraiser determines the validity of new properties and then determines the situs of these new properties by obtaining plats, W-2/G-1 records obtained from the RRC and using in-house mapping resources.

January-March:

Appraisers begin entering detailed new property information.

Along with RRC lease specific information, the appraiser enters the lease's legal description, its situs, and detailed lease information obtained from the RRC. This process of discovery and entry into the appraisal system continues year-round to identify assessable properties that are obtained because of delays in the RRC reporting system.

February:

Comptroller's 23.175 pricing data and market condition factors are obtained and incorporated into the appraisal system.

February-April:

Properties are appraised and values are posted on the CAG web site for clients, operators, and agents to review and submit information.

Appraiser(s) access production declines for leases to be appraised. Based on the appraiser's decline rate analysis and review of previous year's appraisal parameters and current Comptroller pricing data, the estimated value for the current appraisal year is determined.

Preliminary appraised values are available from the CAG web site www.cagi.com following appraiser and supervisor review.

April-May:

Preliminary appraisals reviewed.

Appraisers review operating expenses, product prices, new or revised information about production submitted by operators and agents before Notifications of Value are mailed to taxpayers.

May-July:

Notified values formally & informally reviewed.

Appraisers work with taxpayers following Notification of Value and continue to review information submitted by royalty owners, operators, and agents. The ARB process is part of this review.

References

Appraisal Foundation. (2020). *Uniformed Standards of Professional Appraisal Practice (USPAP) 2020-2021 Ed.*

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Texas Comptroller of Public Accounts. (2019). *Texas Property Tax Code 2019*. Charlottesville: LexisNexis.

Texas Comptroller of Public Accounts. (2019). *Texas Property Tax Laws 2019*.

Tom McCarthy, J. (2019, July). Powerplant Texas Grill and Bar, set on the scenic Saffold Dam. Seguin.

Tour Texas. (2020, September 2). *Tour Texas - Events in Seguin*. Retrieved from Tour Texas: <https://www.tourtexas.com/destinations/seguin-events>

BOD Adoption Resolution – September 14, 2022

RESOLUTION NO. 2022-2

GUADALUPE APPRAISAL DISTRICT

WHEREAS §6.05(i) of the Texas Tax Code require that the DISTRICT Board of Directors (B.O.D.) biennially approve a written plan for periodic reappraisal of all property within the boundaries of the district, according to §25.18 of the Texas Tax Code, and

WHEREAS the DISTRICT B.O.D. has notified the presiding officer of the governing body of each taxing unit participating in the DISTRICT of a written notice of the time, date, and place of the public hearing for September 14, 2022, and,

WHEREAS the DISTRICT B.O.D. has held a public hearing on September 14, 2022, to consider any amendments to the written plan, and there were no amendments made to the written plan, and

NOW THEREFORE, be it RESOLVED that the DISTRICT B.O.D. adopts the 2022/2023 written reappraisal plan.

RESOLVED FURTHER, that the CHIEF APPRAISER of the DISTRICT is authorize and directed to deliver copies of the approved written reappraisal plan in compliance with the remainder of §6.05(i) to the presiding officer of the governing body of each taxing unit participating in the DISTRICT and to the Texas State Comptroller of Public Accounts within 60 days of the approval date.

READ, PASSED AND APPROVED THIS THE 14th day of September 2022.

ATTEST:

55-4
Mr. Daryl John, Secretary

BOD Amendment Resolution – September 13, 2023

Guadalupe Appraisal District



830-303-3313 Option 1

3000 North Austin Street

Seguin, Texas 78155

RESOLUTION 2023-04

RESOLUTION TO ACCEPT REVISIONS TO THE 2023-2024 WRITTEN REAPPRAISAL PLAN

WHEREAS, the Guadalupe Appraisal District Board of Director's (B.O.D.) adopted the 2023-2024 Written Reappraisal Plan on September 14, 2022, and

WHEREAS, revisions to the 2023-2024 Written Reappraisal Plan are required to be made from initial adoption.

FURTHER, since that time, a new taxing unit has been established and clarification has been determined necessary regarding GAD's policy on the periodic reappraisal of accounts.

NOW THEREFORE, be it RESOLVED that the DISTRICT B.O.D. adopts this resolution to accept the revisions to the Guadalupe Appraisal District 2023-2024 Written Reappraisal Plan.

READ, PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR THE GUADALUPE APPRAISAL DISTRICT THIS THE 13th DAY OF SEPTEMBER 2023.



Darren Dunn, Chairman
G.A.D. Board of Directors

ATTEST:


Daryl John, Secretary
G.A.D. Board of Directors



EXHIBIT B

2024 Certification Report, as of Supplement 0

Guadalupe County

GUADALUPE APPRAISAL DISTRICT

Main Office

3000 N. Austin St.
Seguin, Texas 78155
(830)303-3313 Option 1
(830)372-2874 (Fax)



Schertz Substation

1052 FM 78, Suite 103
Schertz, Texas 78154
(830)303-3313 Option 0

July 25, 2024

Dear Taxing Jurisdiction,

As outlined within Section 26.01 of the Texas Tax Code, appraisal districts are required to prepare and certify to the assessor for each taxing unit, participating in the district, an appraisal roll listing your unit's taxable property. Provided within this report is a copy of the 2024 certified totals report for your taxing unit reported to your respective assessor.

The report is a combination of three documents:

1. TX Tax Code §26.01 Certification Page
2. 2024 Certified Totals Report
3. 2023 Adjusted Certified Totals Report (as of supplement 132).

The §26.01 Certification page will provide the three value components certified by our office. The §26.01a value is the certified net taxable value for property not under ARB Review. The §26.01c section will indicate the number of accounts still under ARB Review, as of certification, and their combined net taxable value. Additionally, an estimate of this remaining net taxable value is provided for budget consideration. The estimate is the sum of taxpayers' opinion of value, if one was provided within submitted appeal, or the lower of two values; current year or prior year. Finally, §26.01d, when necessary, will provide the number of accounts and the combined net taxable value for property that may be known by the district but have yet to be added to the appraisal roll.

The final two documents provided in report are the 2024 Certified Totals Report and the 2023 Adjusted Certified Totals Report for the taxing unit. These two reports provide a breakdown of all property value within the taxing unit, as of the identified supplement number: Under/ Not Under ARB Review, property category, exemptions (partial and absolute), and miscellaneous observations.

Key item of note, Guadalupe Appraisal District (GAD) does not calculate the freeze ceiling totals of qualified and eligible property owners. This is an assessor calculation that GAD, when provided with updated values, will upload into our CAMA system for inclusion with our certified or adjusted certified total reports. If our office is not provided with a file, properly formatted, in a manner that allows our CAMA vendor to tie back to the appropriate account, freeze ceiling totals found within these reports may not be current. If you have any concerns or questions as to the accuracy of the freeze ceiling totals for your taxing unit, please contact your respective assessors' office for confirmation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Snaddon".

Peter Snaddon, R.P.A., C.C.A.

Chief Appraiser

2024
CERTIFICATION



GUADALUPE COUNTY
APPRaisal ROLL

July 25, 2024

STATE OF TEXAS
COUNTY OF GUADALUPE

TEXAS TAX CODE
SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: GUADALUPE COUNTY

I, Peter Snaddon, Chief Appraiser of Guadalupe Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal, and that I have included in the records all property that I am aware of at an appraised value determined as required by law, with the exception of any properties which will be certified at a later date on a supplemental roll. Further, I certify the inclusion of §22.28 penalties as final, and a penalty file will be supplied in softcopy format.

I, Peter Snaddon, do hereby certify that the sum of appraised values of all properties on which a protest have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties at Records Approval.

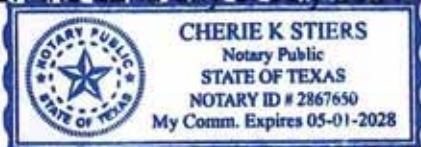
The following values are true and correct to the best of my knowledge.

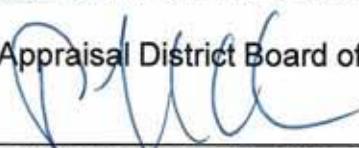
Sec. 26.01a	2024 Certified Net Taxable Value	: \$ <u>23,265,631,031</u>
Sec. 26.01c	Total Number of Properties Under Protest	3,215
	Total Net Taxable Value of Property Under Protest : \$	918,493,969
	Estimated taxpayers' opinion of value for those properties still under protest	: \$ <u>797,394,069</u>
Sec. 26.01d	Total number of properties not under protest or included on the certified appraisal roll.	0
	Estimated Net Taxable Value for those properties not under protest or included on the certified appraisal roll.	\$0

You will receive a supplemental roll at a later date with the additional value remaining after the Appraisal Review Board completes its hearings.

Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, correction of clerical errors, and the granting of late exemptions.

Approval of the appraisal records by the Guadalupe Appraisal District Board of Review occurred on the 22nd day of July 2024.




Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser

Sworn and subscribed before me this 25th day of July 2024.


Cherie K. Stiers

Notary Public State of Texas
My commission expires: 5-01-2028

2024 CERTIFIED TOTALS

Property Count: 104,593

GCO - GUADALUPE COUNTY
ARB Approved Totals

7/25/2024 12:04:39PM

Land		Value			
Homesite:		2,934,173,588			
Non Homesite:		3,417,645,785			
Ag Market:		5,220,779,432			
Timber Market:	0	Total Land	(+)	11,572,598,805	
Improvement		Value			
Homesite:		12,211,969,402			
Non Homesite:		8,430,857,647	Total Improvements	(+)	20,642,827,049
Non Real		Value			
Personal Property:	4,686	3,210,891,919			
Mineral Property:	3,112	98,565,879			
Autos:	0	0	Total Non Real	(+)	3,309,457,798
			Market Value	=	35,524,883,652
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,218,010,055	2,769,377			
Ag Use:	43,087,592	18,758	Productivity Loss	(-)	5,174,922,463
Timber Use:	0	0	Appraised Value	=	30,349,961,189
Productivity Loss:	5,174,922,463	2,750,619	Homestead Cap	(-)	797,394,825
			23.231 Cap	(-)	188,858,519
			Assessed Value	=	29,363,707,845
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,098,076,814
			Net Taxable	=	23,265,631,031

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	294,333,228	252,671,828	455,466.06	501,185.19	1,360		
DPS	24,993,525	22,216,056	37,915.04	40,673.87	102		
OV65	2,913,474,299	2,470,418,318	4,517,561.39	4,779,429.21	10,358		
Total	3,232,801,052	2,745,306,202	5,010,942.49	5,321,288.27	11,820	Freeze Taxable	(-)
Tax Rate	0.2731000						2,745,306,202
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	541,283	530,062	244,600	285,462	2		
OV65	18,944,111	16,138,968	12,577,880	3,561,088	54		
Total	19,485,394	16,669,030	12,822,480	3,846,550	56	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							20,516,478,279

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $61,041,444.67 = 20,516,478,279 * (0.2731000 / 100) + 5,010,942.49$

Certified Estimate of Market Value: 35,524,883,652
 Certified Estimate of Taxable Value: 23,265,631,031

Tif Zone Code	Tax Increment Loss
2007 TIF	31,574,052
Tax Increment Finance Value:	31,574,052
Tax Increment Finance Levy:	86,228.74

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	6	640,990,980	0	640,990,980
CHODO	1	1,668,600	0	1,668,600
DP	1,892	0	0	0
DPS	122	0	0	0
DSTR	1	7,500	0	7,500
DV1	449	0	2,532,301	2,532,301
DV1S	71	0	285,000	285,000
DV2	425	0	3,079,363	3,079,363
DV2S	36	0	204,375	204,375
DV3	716	0	6,454,732	6,454,732
DV3S	51	0	402,500	402,500
DV4	6,617	0	41,704,821	41,704,821
DV4S	624	0	3,812,853	3,812,853
DVHS	5,522	0	2,104,084,256	2,104,084,256
DVHSS	266	0	78,688,921	78,688,921
EX-XA	1	0	346,355	346,355
EX-XD	7	0	216,015	216,015
EX-XD (Prorated)	3	0	72,675	72,675
EX-XG	15	0	3,897,425	3,897,425
EX-XJ	52	0	46,489,961	46,489,961
EX-XL	7	0	1,504,260	1,504,260
EX-XN	104	0	48,122,377	48,122,377
EX-XR	38	0	138,940,133	138,940,133
EX-XU	23	0	3,392,605	3,392,605
EX-XV	1,818	0	1,974,068,697	1,974,068,697
EX-XV (Prorated)	6	0	1,989,675	1,989,675
EX366	387	0	367,809	367,809
FR	53	473,487,261	0	473,487,261
FRSS	3	0	982,682	982,682
HS	47,501	204,008,724	0	204,008,724
HT	1	0	0	0
LIH	3	0	7,248,650	7,248,650
MASSS	13	0	4,122,918	4,122,918
MED	3	0	4,257,875	4,257,875
OV65	15,202	132,232,215	0	132,232,215
OV65S	1,037	8,731,079	0	8,731,079
PC	22	154,472,814	0	154,472,814
SO	227	5,208,407	0	5,208,407
Totals		1,620,807,580	4,477,269,234	6,098,076,814

2024 CERTIFIED TOTALS

Property Count: 3,215

GCO - GUADALUPE COUNTY
Under ARB Review Totals

7/25/2024 12:04:39PM

Land		Value			
Homesite:		76,981,339			
Non Homesite:		222,166,578			
Ag Market:		411,799,299			
Timber Market:	0	Total Land	(+)	710,947,216	
Improvement		Value			
Homesite:		250,044,622			
Non Homesite:		423,791,098	Total Improvements	(+)	673,835,720
Non Real		Value			
Personal Property:	22	22,544,256			
Mineral Property:	2	7,749			
Autos:	0	0	Total Non Real	(+)	22,552,005
			Market Value	=	1,407,334,941
Ag		Non Exempt	Exempt		
Total Productivity Market:	411,799,299	0			
Ag Use:	3,134,006	0	Productivity Loss	(-)	408,665,293
Timber Use:	0	0	Appraised Value	=	998,669,648
Productivity Loss:	408,665,293	0	Homestead Cap	(-)	25,275,777
			23.231 Cap	(-)	37,699,452
			Assessed Value	=	935,694,419
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,200,450
			Net Taxable	=	918,493,969
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	2,046,231	1,981,231	4,603.09	5,501.86	9
OV65	42,393,373	40,102,161	87,938.40	92,509.13	132
Total	44,439,604	42,083,392	92,541.49	98,010.99	141
Tax Rate	0.2731000			Freeze Taxable	(-)
					42,083,392
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	425,613	410,613	381,128	29,485	1
Total	425,613	410,613	381,128	29,485	1
				Transfer Adjustment	(-)
				Freeze Adjusted Taxable	=
					876,381,092

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $2,485,938.25 = 876,381,092 * (0.2731000 / 100) + 92,541.49$

Certified Estimate of Market Value: 1,180,678,480

Certified Estimate of Taxable Value: 797,394,069

Tif Zone Code	Tax Increment Loss
2007 TIF	19,351
Tax Increment Finance Value:	19,351
Tax Increment Finance Levy:	52.85

2024 CERTIFIED TOTALS

Property Count: 3,215

GCO - GUADALUPE COUNTY
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	22	0	0	0
DV1	4	0	20,000	20,000
DV2	11	0	82,500	82,500
DV3	9	0	94,000	94,000
DV4	53	0	576,000	576,000
DV4S	7	0	84,000	84,000
DVHS	11	0	3,732,049	3,732,049
DVHSS	1	0	311,000	311,000
EX-XV	1	0	3,033,461	3,033,461
EX366	4	0	4,266	4,266
FR	4	1,807,538	0	1,807,538
HS	934	4,598,678	0	4,598,678
OV65	272	2,524,696	0	2,524,696
OV65S	18	170,000	0	170,000
SO	8	162,262	0	162,262
Totals		9,263,174	7,937,276	17,200,450

Property Count: 107,808

GCO - GUADALUPE COUNTY

Grand Totals

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Land		Value			
Homesite:		3,011,154,927			
Non Homesite:		3,639,812,363			
Ag Market:		5,632,578,731			
Timber Market:	0	Total Land	(+)	12,283,546,021	
Improvement		Value			
Homesite:		12,462,014,024			
Non Homesite:		8,854,648,745	Total Improvements	(+)	21,316,662,769
Non Real		Count	Value		
Personal Property:	4,708		3,233,436,175		
Mineral Property:	3,114		98,573,628		
Autos:	0	0	Total Non Real	(+)	3,332,009,803
			Market Value	=	36,932,218,593
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,629,809,354		2,769,377		
Ag Use:	46,221,598		18,758	Productivity Loss	(-) 5,583,587,756
Timber Use:	0		0	Appraised Value	= 31,348,630,837
Productivity Loss:	5,583,587,756		2,750,619	Homestead Cap	(-) 822,670,602
				23.231 Cap	(-) 226,557,971
				Assessed Value	= 30,299,402,264
				Total Exemptions Amount (Breakdown on Next Page)	(-) 6,115,277,264
				Net Taxable	= 24,184,125,000

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	296,379,459	254,653,059	460,069.15	506,687.05	1,369		
DPS	24,993,525	22,216,056	37,915.04	40,673.87	102		
OV65	2,955,867,672	2,510,520,479	4,605,499.79	4,871,938.34	10,490		
Total	3,277,240,656	2,787,389,594	5,103,483.98	5,419,299.26	11,961	Freeze Taxable	(-) 2,787,389,594
Tax Rate	0.2731000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	541,283	530,062	244,600	285,462	2		
OV65	19,369,724	16,549,581	12,959,008	3,590,573	55		
Total	19,911,007	17,079,643	13,203,608	3,876,035	57	Transfer Adjustment	(-) 3,876,035
						Freeze Adjusted Taxable	= 21,392,859,371

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $63,527,382.92 = 21,392,859,371 * (0.2731000 / 100) + 5,103,483.98$

Certified Estimate of Market Value: 36,705,562,132
 Certified Estimate of Taxable Value: 24,063,025,100

Tif Zone Code	Tax Increment Loss
2007 TIF	31,593,403
Tax Increment Finance Value:	31,593,403
Tax Increment Finance Levy:	86,281.58

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	6	640,990,980	0	640,990,980
CHODO	1	1,668,600	0	1,668,600
DP	1,914	0	0	0
DPS	122	0	0	0
DSTR	1	7,500	0	7,500
DV1	453	0	2,552,301	2,552,301
DV1S	71	0	285,000	285,000
DV2	436	0	3,161,863	3,161,863
DV2S	36	0	204,375	204,375
DV3	725	0	6,548,732	6,548,732
DV3S	51	0	402,500	402,500
DV4	6,670	0	42,280,821	42,280,821
DV4S	631	0	3,896,853	3,896,853
DVHS	5,533	0	2,107,816,305	2,107,816,305
DVHSS	267	0	78,999,921	78,999,921
EX-XA	1	0	346,355	346,355
EX-XD	7	0	216,015	216,015
EX-XD (Prorated)	3	0	72,675	72,675
EX-XG	15	0	3,897,425	3,897,425
EX-XJ	52	0	46,489,961	46,489,961
EX-XL	7	0	1,504,260	1,504,260
EX-XN	104	0	48,122,377	48,122,377
EX-XR	38	0	138,940,133	138,940,133
EX-XU	23	0	3,392,605	3,392,605
EX-XV	1,819	0	1,977,102,158	1,977,102,158
EX-XV (Prorated)	6	0	1,989,675	1,989,675
EX366	391	0	372,075	372,075
FR	57	475,294,799	0	475,294,799
FRSS	3	0	982,682	982,682
HS	48,435	208,607,402	0	208,607,402
HT	1	0	0	0
LIH	3	0	7,248,650	7,248,650
MASSS	13	0	4,122,918	4,122,918
MED	3	0	4,257,875	4,257,875
OV65	15,474	134,756,911	0	134,756,911
OV65S	1,055	8,901,079	0	8,901,079
PC	22	154,472,814	0	154,472,814
SO	235	5,370,669	0	5,370,669
Totals		1,630,070,754	4,485,206,510	6,115,277,264

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	62,325	32,871.6599	\$494,359,823	\$18,875,698,562	\$15,631,053,387
B MULTIFAMILY RESIDENCE	627	300.0217	\$58,586,274	\$492,180,991	\$477,191,141
C1 VACANT LOTS AND LAND TRACTS	5,079	6,062.1634	\$0	\$311,964,803	\$293,900,516
D1 QUALIFIED OPEN-SPACE LAND	8,307	319,702.6311	\$0	\$5,218,010,055	\$42,868,490
D2 IMPROVEMENTS ON QUALIFIED OP	2,606		\$2,093,896	\$62,732,168	\$62,445,249
E RURAL LAND, NON QUALIFIED OPE	7,863	28,382.7561	\$20,680,281	\$1,773,999,842	\$1,556,315,703
F1 COMMERCIAL REAL PROPERTY	2,208	5,163.6444	\$95,738,028	\$1,903,637,377	\$1,864,423,387
F2 INDUSTRIAL AND MANUFACTURIN	141	1,690.6500	\$58,112,619	\$1,030,638,651	\$558,490,786
G1 OIL AND GAS	3,089		\$0	\$98,471,910	\$97,773,967
J1 WATER SYSTEMS	5	7.4634	\$0	\$264,003	\$258,677
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$7,393,537	\$7,393,537
J3 ELECTRIC COMPANY (INCLUDING C	118	49.7220	\$0	\$258,438,892	\$258,301,335
J4 TELEPHONE COMPANY (INCLUDI	53	3.2525	\$0	\$15,671,504	\$15,608,361
J5 RAILROAD	16		\$0	\$46,111,460	\$46,111,460
J6 PIPELAND COMPANY	83	3.5773	\$0	\$23,040,197	\$23,035,042
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,730,886	\$12,730,886
L1 COMMERCIAL PERSONAL PROPE	3,326		\$2,089,739	\$778,089,229	\$749,648,367
L2 INDUSTRIAL AND MANUFACTURIN	425		\$3,014,906	\$1,785,672,194	\$1,008,600,604
M1 TANGIBLE OTHER PERSONAL, MOB	3,414		\$5,137,285	\$120,866,869	\$106,684,853
O RESIDENTIAL INVENTORY	7,262	1,188.3347	\$151,847,240	\$375,364,924	\$366,428,504
S SPECIAL INVENTORY TAX	74		\$0	\$86,365,670	\$86,365,670
X TOTALLY EXEMPT PROPERTY	2,465	10,642.1101	\$29,770,037	\$2,247,539,928	\$1,111
Totals	406,069.1566		\$921,430,128	\$35,524,883,652	\$23,265,631,033

2024 CERTIFIED TOTALS

Property Count: 3,215

GCO - GUADALUPE COUNTY
Under ARB Review Totals

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State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	1,694	1,238.6621	\$8,214,658	\$517,591,089	\$477,262,515
B MULTIFAMILY RESIDENCE	165	31.8923	\$4,970,901	\$75,298,855	\$67,189,528
C1 VACANT LOTS AND LAND TRACTS	211	442.7330	\$0	\$35,005,842	\$32,831,801
D1 QUALIFIED OPEN-SPACE LAND	412	28,036.2536	\$0	\$411,799,299	\$3,133,830
D2 IMPROVEMENTS ON QUALIFIED OP	151		\$363,227	\$6,502,037	\$6,495,469
E RURAL LAND, NON QUALIFIED OPE	403	1,722.4616	\$2,876,097	\$95,931,655	\$87,894,095
F1 COMMERCIAL REAL PROPERTY	258	857.6182	\$7,953,211	\$189,426,753	\$173,881,349
F2 INDUSTRIAL AND MANUFACTURIN	16	179.0234	\$0	\$38,868,217	\$38,676,737
G1 OIL AND GAS	2		\$0	\$7,749	\$7,749
L1 COMMERCIAL PERSONAL PROPE	13		\$0	\$9,662,229	\$7,938,386
L2 INDUSTRIAL AND MANUFACTURIN	4		\$0	\$12,103,913	\$12,103,913
M1 TANGIBLE OTHER PERSONAL, MOB	49		\$275,124	\$1,364,665	\$1,288,715
O RESIDENTIAL INVENTORY	122	71.8254	\$3,837,678	\$9,929,539	\$9,099,729
S SPECIAL INVENTORY TAX	1		\$0	\$690,153	\$690,153
X TOTALLY EXEMPT PROPERTY	5	9.3490	\$2,492,940	\$3,152,946	\$0
Totals	32,589.8186		\$30,983,836	\$1,407,334,941	\$918,493,969

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	64,019	34,110.3220	\$502,574,481	\$19,393,289,651	\$16,108,315,902
B MULTIFAMILY RESIDENCE	792	331.9140	\$63,557,175	\$567,479,846	\$544,380,669
C1 VACANT LOTS AND LAND TRACTS	5,290	6,504.8964	\$0	\$346,970,645	\$326,732,317
D1 QUALIFIED OPEN-SPACE LAND	8,719	347,738.8847	\$0	\$5,629,809,354	\$46,002,320
D2 IMPROVEMENTS ON QUALIFIED OP	2,757		\$2,457,123	\$69,234,205	\$68,940,718
E RURAL LAND, NON QUALIFIED OPE	8,266	30,105.2177	\$23,556,378	\$1,869,931,497	\$1,644,209,798
F1 COMMERCIAL REAL PROPERTY	2,466	6,021.2626	\$103,691,239	\$2,093,064,130	\$2,038,304,736
F2 INDUSTRIAL AND MANUFACTURIN	157	1,869.6734	\$58,112,619	\$1,069,506,868	\$597,167,523
G1 OIL AND GAS	3,091		\$0	\$98,479,659	\$97,781,716
J1 WATER SYSTEMS	5	7.4634	\$0	\$264,003	\$258,677
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$7,393,537	\$7,393,537
J3 ELECTRIC COMPANY (INCLUDING C	118	49.7220	\$0	\$258,438,892	\$258,301,335
J4 TELEPHONE COMPANY (INCLUDI	53	3.2525	\$0	\$15,671,504	\$15,608,361
J5 RAILROAD	16		\$0	\$46,111,460	\$46,111,460
J6 PIPELAND COMPANY	83	3.5773	\$0	\$23,040,197	\$23,035,042
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,730,886	\$12,730,886
L1 COMMERCIAL PERSONAL PROPE	3,339		\$2,089,739	\$787,751,458	\$757,586,753
L2 INDUSTRIAL AND MANUFACTURIN	429		\$3,014,906	\$1,797,776,107	\$1,020,704,517
M1 TANGIBLE OTHER PERSONAL, MOB	3,463		\$5,412,409	\$122,231,534	\$107,973,568
O RESIDENTIAL INVENTORY	7,384	1,260.1601	\$155,684,918	\$385,294,463	\$375,528,233
S SPECIAL INVENTORY TAX	75		\$0	\$87,055,823	\$87,055,823
X TOTALLY EXEMPT PROPERTY	2,470	10,651.4591	\$32,262,977	\$2,250,692,874	\$1,111
Totals	438,658.9752		\$952,413,964	\$36,932,218,593	\$24,184,125,002

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.0757	\$0	\$18,495	\$18,495
A1	RESIDENTIAL SINGLE FAMILY	54,263	23,383.4588	\$484,614,322	\$17,850,754,709
A2	REAL MH AND LAND (LOT) UPON WH	4,027	5,754.6187	\$5,931,827	\$634,925,415
A3	SUBSTANTIAL NON-RES +\$1000	1,365	1,226.3107	\$624,647	\$112,023,745
A4	LEASEHOLD IMPR RESIDENTIAL	137	29.6481	\$261,357	\$18,969,749
A6	LAND / PERSONAL PROPERTY MH T	3,597	2,333.8931	\$2,927,670	\$247,882,231
A7	LAND UPON WHICH SIT DIFFERENT C	179	143.6548	\$0	\$11,124,218
B		3	5.1550	\$0	\$7,248,649
B1	MULTI-FAMILY (5 UNITS OR GREATER)	97	243.8241	\$41,485,642	\$275,565,509
B2	MULTI-FAMILY (2-4 UNITS)	529	51.0426	\$17,100,632	\$208,778,507
B4	LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$588,326
C1	VACANT RES & COMM LOTS	3,286	3,881.6857	\$0	\$309,609,125
C3	NON BUILDABLE COMMON AREAS	1,792	2,175.2613	\$0	\$1,782,615
C4	VACANT COMMERCIAL LOTS/TRAC	4	5.2164	\$0	\$573,063
D1	ACREAGE RANCH LAND	3,000	81,483.4117	\$0	\$1,530,244,985
D2	IMPROVEMENTS ON QUALIFIED LAN	2,606		\$2,093,896	\$62,732,168
D3	CULTIVATED LAND	1,238	43,967.1660	\$0	\$800,003,231
D4	BARREN LAND	2	53.0000	\$0	\$711,202
D5	NATIVE PASTURE LAND	4,926	193,567.3528	\$0	\$2,858,667,278
D7	ORCHARDS	109	1,731.7665	\$0	\$49,476,641
E1	REAL FARM & RANCH IMPR(RES)	4,383	8,221.5399	\$18,106,242	\$1,207,761,081
E2	REAL MH AND RURAL LAND UPON W	866	1,832.3745	\$418,368	\$101,460,121
E3	REAL PROP & IMPROV ON NON QUA	687	1,347.5605	\$1,042,425	\$42,983,555
E4	LEASEHOLD IMPR RESIDENTIAL	58	22.8410	\$16,547	\$5,741,041
E5	RURAL LAND NON-QUALIFIED	1,676	14,810.9651	\$0	\$330,382,993
E6	RURAL LAND / PERSONAL MH THAT F	965	965.8202	\$947,096	\$60,405,988
E7	LAND UPON WHICH SIT DIFFERENT C	123	81.5890	\$149,603	\$4,171,781
F1	REAL COMMERCIAL	2,115	4,762.7438	\$95,738,028	\$1,880,009,548
F2	REAL INDUSTRIAL	141	1,690.6500	\$58,112,619	\$1,030,638,651
F3	LAND WITH NON-STRUCTURAL IMP	69	398.3706	\$0	\$14,294,197
F4	COMM/INDUST LEASEHOLD IMPR	31	2.5300	\$0	\$9,333,632
G1	OIL, GAS AND MINERAL RESERVES	3,089		\$0	\$98,471,910
J1	WATER SYSTEMS	5	7.4634	\$0	\$264,003
J2	GAS COMPANIES	11	1.1700	\$0	\$7,393,537
J3	ELECTRIC COMPANIES	118	49.7220	\$0	\$258,438,892
J4	TELEPHONE COMPANIES	53	3.2525	\$0	\$15,671,504
J5	RAILROADS	16		\$0	\$46,111,460
J6	PIPELINES	83	3.5773	\$0	\$23,040,197
J7	CABLE COMPANIES	12		\$0	\$12,730,886
L1	TANGIBLE COMMERCIAL PERSONAL	3,326		\$2,089,739	\$778,089,229
L2	INDUSTRIAL PERSONAL PROPERTY	425		\$3,014,906	\$1,785,672,194
M1	MANUFACTURED HOUSE PERSONA	3,414		\$5,137,285	\$120,866,869
O1	INVENTORY-RESIDENTIAL	7,262	1,188.3347	\$151,847,240	\$375,364,924
S	SPECIAL INVENTORY	74		\$0	\$86,365,670
X	EXEMPT	2,465	10,642.1101	\$29,770,037	\$2,247,539,928
	Totals	406,069.1566		\$921,430,128	\$35,524,883,652
					\$23,265,631,033

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	1,516	926.6583	\$7,992,740	\$495,749,596	\$458,740,349
A2 REAL MH AND LAND (LOT) UPON WH	75	132.4947	\$130,982	\$10,959,104	\$8,835,641
A3 SUBSTANTIAL NON-RES +\$1000	65	115.8793	\$0	\$5,724,151	\$5,014,123
A4 LEASEHOLD IMPR RESIDENTIAL	3		\$0	\$241,620	\$236,086
A6 LAND / PERSONAL PROPERTY MH T	70	49.7520	\$90,936	\$4,001,112	\$3,521,037
A7 LAND UPON WHICH SIT DIFFERENT C	5	13.8778	\$0	\$915,506	\$915,279
B1 MULTI-FAMILY (5 UNITS OR GREATER)	9	14.0178	\$0	\$9,123,378	\$9,090,942
B2 MULTI-FAMILY (2-4 UNITS)	157	17.8745	\$4,970,901	\$66,175,477	\$58,098,586
C1 VACANT RES & COMM LOTS	188	394.3480	\$0	\$34,941,985	\$32,769,164
C3 NON BUILDABLE COMMON AREAS	25	48.3850	\$0	\$63,857	\$62,637
D1 ACREAGE RANCH LAND	140	5,847.7774	\$0	\$107,854,336	\$1,020,039
D2 IMPROVEMENTS ON QUALIFIED LAN	151		\$363,227	\$6,502,037	\$6,495,469
D3 CULTIVATED LAND	46	1,716.3521	\$0	\$41,999,859	\$1,105,127
D5 NATIVE PASTURE LAND	272	20,445.7471	\$0	\$261,620,156	\$1,929,535
D7 ORCHARDS	4	50.1670	\$0	\$1,264,030	\$18,211
E1 REAL FARM & RANCH IMPR(RES)	248	473.9645	\$2,732,242	\$63,409,630	\$57,335,235
E2 REAL MH AND RURAL LAND UPON W	29	35.5060	\$109,371	\$2,149,264	\$1,947,212
E3 REAL PROP & IMPROV ON NON QUA	37	135.0765	\$23,154	\$1,828,746	\$1,773,798
E4 LEASEHOLD IMPR RESIDENTIAL	1		\$0	\$18,147	\$18,147
E5 RURAL LAND NON-QUALIFIED	98	1,038.9659	\$0	\$26,247,244	\$24,757,927
E6 RURAL LAND / PERSONAL MH THAT F	33	14.6587	\$11,330	\$1,326,042	\$1,109,193
E7 LAND UPON WHICH SIT DIFFERENT C	1	0.5000	\$0	\$13,500	\$13,500
F1 REAL COMMERCIAL	244	831.7287	\$7,953,211	\$186,077,952	\$170,917,167
F2 REAL INDUSTRIAL	16	179.0234	\$0	\$38,868,217	\$38,676,737
F3 LAND WITH NON-STRUCTURAL IMP	17	25.8895	\$0	\$2,962,601	\$2,577,982
F4 COMM/INDUST LEASEHOLD IMPR	2		\$0	\$386,200	\$386,200
G1 OIL, GAS AND MINERAL RESERVES	2		\$0	\$7,749	\$7,749
L1 TANGIBLE COMMERCIAL PERSONAL	13		\$0	\$9,662,229	\$7,938,386
L2 INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$12,103,913	\$12,103,913
M1 MANUFACTURED HOUSE PERSONA	49		\$275,124	\$1,364,665	\$1,288,715
O1 INVENTORY-RESIDENTIAL	122	71.8254	\$3,837,678	\$9,929,539	\$9,099,729
S SPECIAL INVENTORY	1		\$0	\$690,153	\$690,153
X EXEMPT	5	9.3490	\$2,492,940	\$3,152,946	\$0
Totals	32,589.8186		\$30,983,836	\$1,407,334,941	\$918,493,968

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.0757	\$0	\$18,495	\$18,495
A1	RESIDENTIAL SINGLE FAMILY	55,779	24,310.1171	\$492,607,062	\$18,346,504,305
A2	REAL MH AND LAND (LOT) UPON WH	4,102	5,887.1134	\$6,062,809	\$645,884,519
A3	SUBSTANTIAL NON-RES +\$1000	1,430	1,342.1900	\$624,647	\$117,747,896
A4	LEASEHOLD IMPR RESIDENTIAL	140	29.6481	\$261,357	\$19,211,369
A6	LAND / PERSONAL PROPERTY MH T	3,667	2,383.6451	\$3,018,606	\$251,883,343
A7	LAND UPON WHICH SIT DIFFERENT C	184	157.5326	\$0	\$12,039,724
B		3	5.1550	\$0	\$7,248,649
B1	MULTI-FAMILY (5 UNITS OR GREATER)	106	257.8419	\$41,485,642	\$284,688,887
B2	MULTI-FAMILY (2-4 UNITS)	686	68.9171	\$22,071,533	\$274,953,984
B4	LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$588,326
C1	VACANT RES & COMM LOTS	3,474	4,276.0337	\$0	\$344,551,110
C3	NON BUILDABLE COMMON AREAS	1,817	2,223.6463	\$0	\$1,846,472
C4	VACANT COMMERCIAL LOTS/TRAC	4	5.2164	\$0	\$573,063
D1	ACREAGE RANCH LAND	3,140	87,331.1891	\$0	\$1,638,099,321
D2	IMPROVEMENTS ON QUALIFIED LAN	2,757		\$2,457,123	\$69,234,205
D3	CULTIVATED LAND	1,284	45,683.5181	\$0	\$842,003,090
D4	BARREN LAND	2	53.0000	\$0	\$711,202
D5	NATIVE PASTURE LAND	5,198	214,013.0999	\$0	\$3,120,287,434
D7	ORCHARDS	113	1,781.9335	\$0	\$50,740,671
E1	REAL FARM & RANCH IMPR(RES)	4,631	8,695.5044	\$20,838,484	\$1,271,170,711
E2	REAL MH AND RURAL LAND UPON W	895	1,867.8805	\$527,739	\$103,609,385
E3	REAL PROP & IMPROV ON NON QUA	724	1,482.6370	\$1,065,579	\$44,812,301
E4	LEASEHOLD IMPR RESIDENTIAL	59	22.8410	\$16,547	\$5,759,188
E5	RURAL LAND NON-QUALIFIED	1,774	15,849.9310	\$0	\$356,630,237
E6	RURAL LAND / PERSONAL MH THAT F	998	980.4789	\$958,426	\$61,732,030
E7	LAND UPON WHICH SIT DIFFERENT C	124	82.0890	\$149,603	\$4,185,281
F1	REAL COMMERCIAL	2,359	5,594.4725	\$103,691,239	\$2,066,087,500
F2	REAL INDUSTRIAL	157	1,869.6734	\$58,112,619	\$1,069,506,868
F3	LAND WITH NON-STRUCTURAL IMP	86	424.2601	\$0	\$17,256,798
F4	COMM/INDUST LEASEHOLD IMPR	33	2.5300	\$0	\$9,719,832
G1	OIL, GAS AND MINERAL RESERVES	3,091		\$0	\$98,479,659
J1	WATER SYSTEMS	5	7.4634	\$0	\$264,003
J2	GAS COMPANIES	11	1.1700	\$0	\$7,393,537
J3	ELECTRIC COMPANIES	118	49.7220	\$0	\$258,438,892
J4	TELEPHONE COMPANIES	53	3.2525	\$0	\$15,671,504
J5	RAILROADS	16		\$0	\$46,111,460
J6	PIPELINES	83	3.5773	\$0	\$23,040,197
J7	CABLE COMPANIES	12		\$0	\$12,730,886
L1	TANGIBLE COMMERCIAL PERSONAL	3,339		\$2,089,739	\$787,751,458
L2	INDUSTRIAL PERSONAL PROPERTY	429		\$3,014,906	\$1,797,776,107
M1	MANUFACTURED HOUSE PERSONA	3,463		\$5,412,409	\$122,231,534
O1	INVENTORY-RESIDENTIAL	7,384	1,260.1601	\$155,684,918	\$385,294,463
S	SPECIAL INVENTORY	75		\$0	\$87,055,823
X	EXEMPT	2,470	10,651.4591	\$32,262,977	\$2,250,692,874
	Totals	438,658.9752		\$952,413,964	\$36,932,218,593
					\$24,184,125,001

New Value

TOTAL NEW VALUE MARKET:	\$952,413,964
TOTAL NEW VALUE TAXABLE:	\$854,564,862

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	4	2023 Market Value	\$60,664
EX-XN	11.252 Motor vehicles leased for personal use	24	2023 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	35	2023 Market Value	\$26,644,394
EX366	HOUSE BILL 366	36	2023 Market Value	\$1,432,295
ABSOLUTE EXEMPTIONS VALUE LOSS				
				\$28,137,353

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	49	\$0
DPS	DISABLED Surviving Spouse	3	\$0
DV1	Disabled Veterans 10% - 29%	38	\$185,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	38	\$303,000
DV3	Disabled Veterans 50% - 69%	78	\$762,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	599	\$5,353,900
DV4S	Disabled Veterans Surviving Spouse 70% - 100	37	\$253,351
DVHS	Disabled Veteran Homestead	335	\$106,083,636
HS	HOMESTEAD	2,274	\$9,137,527
OV65	OVER 65	1,227	\$10,600,054
OV65S	OVER 65 Surviving Spouse	10	\$83,546
PARTIAL EXEMPTIONS VALUE LOSS			\$132,777,014
NEW EXEMPTIONS VALUE LOSS			\$160,914,367

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$160,914,367

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
47,394	\$323,529	\$21,549	\$301,980

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
43,815	\$325,131	\$20,706	\$304,425

2024 CERTIFIED TOTALSGCO - GUADALUPE COUNTY
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
3,215	\$1,407,334,941.00	\$797,394,069

2023 CERTIFIED TOTALS

Property Count: 102,636

GCO - GUADALUPE COUNTY
ARB Approved Totals

7/24/2024 9:36:39AM

Land		Value			
Homesite:		3,239,976,540			
Non Homesite:		3,396,264,359			
Ag Market:		5,069,780,521			
Timber Market:	0	Total Land	(+)	11,706,021,420	
Improvement		Value			
Homesite:		12,255,511,901			
Non Homesite:		7,445,997,609	Total Improvements	(+)	19,701,509,510
Non Real		Value			
Personal Property:	4,806	2,964,295,807			
Mineral Property:	2,933	126,566,193			
Autos:	0	0	Total Non Real	(+)	3,090,862,000
			Market Value	=	34,498,392,930
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,069,094,720	685,801			
Ag Use:	45,515,776	7,305	Productivity Loss	(-)	5,023,578,944
Timber Use:	0	0	Appraised Value	=	29,474,813,986
Productivity Loss:	5,023,578,944	678,496	Homestead Cap	(-)	1,656,241,061
			23.231 Cap	(-)	0
			Assessed Value	=	27,818,572,925
			Total Exemptions Amount (Breakdown on Next Page)	(-)	5,580,576,057
			Net Taxable	=	22,237,996,868

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	290,468,156	249,245,004	486,089.68	535,436.60	1,447		
DPS	22,073,187	19,786,677	35,977.36	38,205.01	101		
OV65	2,890,386,493	2,455,858,057	4,831,236.32	5,099,706.29	11,044		
Total	3,202,927,836	2,724,889,738	5,353,303.36	5,673,347.90	12,592	Freeze Taxable	(-)
Tax Rate	0.2731000						2,724,889,738
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,677,597	1,618,430	1,217,344	401,086	8		
OV65	12,324,661	11,234,612	8,775,324	2,459,288	43		
Total	14,002,258	12,853,042	9,992,668	2,860,374	51	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							19,510,246,756

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $58,635,787.25 = 19,510,246,756 * (0.2731000 / 100) + 5,353,303.36$

Certified Estimate of Market Value: 34,498,392,930
 Certified Estimate of Taxable Value: 22,237,996,868

Tif Zone Code	Tax Increment Loss
2007 TIF	4,260,389
2007 TIF	33,831,797
Tax Increment Finance Value:	33,831,797

GUADALUPE County

2023 CERTIFIED TOTALS

As of Supplement 132

Property Count: 102,636

GCO - GUADALUPE COUNTY
ARB Approved Totals

7/24/2024 9:36:39AM

Tax Increment Finance Levy:

92,394.64

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	9	497,629,890	0	497,629,890
CHODO	1	1,862,900	0	1,862,900
DP	1,978	0	0	0
DPS	118	0	0	0
DV1	483	0	2,717,094	2,717,094
DV1S	76	0	310,000	310,000
DV2	482	0	3,527,398	3,527,398
DV2S	40	0	223,125	223,125
DV3	763	0	6,918,741	6,918,741
DV3S	56	0	452,500	452,500
DV4	6,394	0	42,176,419	42,176,419
DV4S	606	0	3,945,000	3,945,000
DVHS	5,479	0	1,863,713,426	1,863,713,426
DVHSS	251	0	67,917,189	67,917,189
EX-XA	1	0	458,258	458,258
EX-XD	10	0	331,693	331,693
EX-XD (Prorated)	2	0	11,741	11,741
EX-XG	17	0	4,834,053	4,834,053
EX-XJ	53	0	36,896,924	36,896,924
EX-XJ (Prorated)	5	0	1,406,429	1,406,429
EX-XL	7	0	1,399,565	1,399,565
EX-XN	99	0	43,906,991	43,906,991
EX-XR	38	0	130,563,991	130,563,991
EX-XU	23	0	3,568,510	3,568,510
EX-XV	1,772	0	1,795,103,552	1,795,103,552
EX-XV (Prorated)	25	0	14,951,634	14,951,634
EX366	496	0	477,692	477,692
FR	67	526,619,574	0	526,619,574
FRSS	3	0	889,157	889,157
HS	48,354	210,144,294	0	210,144,294
HT	2	0	0	0
LIH	3	0	6,687,399	6,687,399
MASSS	13	0	3,969,543	3,969,543
OV65	14,979	131,463,337	0	131,463,337
OV65S	1,044	8,952,218	0	8,952,218
PC	22	161,235,135	0	161,235,135
SO	203	5,310,685	0	5,310,685
Totals		1,543,218,033	4,037,358,024	5,580,576,057

2023 CERTIFIED TOTALS

Property Count: 8

GCO - GUADALUPE COUNTY
Under ARB Review Totals

7/24/2024 9:36:39AM

Land		Value			
Homesite:		155,975			
Non Homesite:		466,148			
Ag Market:		112,576			
Timber Market:	0		Total Land	(+)	734,699
Improvement		Value			
Homesite:		1,067,820			
Non Homesite:		1,147,629	Total Improvements	(+)	2,215,449
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					0
Total Productivity Market:	112,576		0		
Ag Use:	1,202		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	111,374		0	Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	35,000
				Net Taxable	=
					2,689,591

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 $7,345.27 = 2,689,591 * (0.273100 / 100)$

Certified Estimate of Market Value:	2,587,070
Certified Estimate of Taxable Value:	2,385,806
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	10,000	10,000
HS	3	15,000	0	15,000
OV65	1	10,000	0	10,000
Totals		25,000	10,000	35,000

2023 CERTIFIED TOTALS

Property Count: 102,644

GCO - GUADALUPE COUNTY

Grand Totals

7/24/2024

9:36:39AM

Land		Value			
Homesite:		3,240,132,515			
Non Homesite:		3,396,730,507			
Ag Market:		5,069,893,097			
Timber Market:	0	Total Land	(+)	11,706,756,119	
Improvement		Value			
Homesite:		12,256,579,721			
Non Homesite:		7,447,145,238	Total Improvements	(+)	19,703,724,959
Non Real		Value			
Personal Property:	4,806	2,964,295,807			
Mineral Property:	2,933	126,566,193			
Autos:	0	0	Total Non Real	(+)	3,090,862,000
			Market Value	=	34,501,343,078
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,069,207,296	685,801			
Ag Use:	45,516,978	7,305	Productivity Loss	(-)	5,023,690,318
Timber Use:	0	0	Appraised Value	=	29,477,652,760
Productivity Loss:	5,023,690,318	678,496	Homestead Cap	(-)	1,656,355,244
			23.231 Cap	(-)	0
			Assessed Value	=	27,821,297,516
			Total Exemptions Amount (Breakdown on Next Page)	(-)	5,580,611,057
			Net Taxable	=	22,240,686,459

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	290,468,156	249,245,004	486,089.68	535,436.60	1,447		
DPS	22,073,187	19,786,677	35,977.36	38,205.01	101		
OV65	2,890,386,493	2,455,858,057	4,831,236.32	5,099,706.29	11,044		
Total	3,202,927,836	2,724,889,738	5,353,303.36	5,673,347.90	12,592	Freeze Taxable	(-)
Tax Rate	0.2731000						2,724,889,738
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,677,597	1,618,430	1,217,344	401,086	8		
OV65	12,324,661	11,234,612	8,775,324	2,459,288	43		
Total	14,002,258	12,853,042	9,992,668	2,860,374	51	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							19,512,936,347

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $58,643,132.52 = 19,512,936,347 * (0.2731000 / 100) + 5,353,303.36$

Certified Estimate of Market Value: 34,500,980,000
 Certified Estimate of Taxable Value: 22,240,382,674

Tif Zone Code	Tax Increment Loss
2007 TIF	36,423,784
2007 TIF	33,831,797
Tax Increment Finance Value:	33,831,797

GUADALUPE County

2023 CERTIFIED TOTALS

As of Supplement 132

Property Count: 102,644

GCO - GUADALUPE COUNTY
Grand Totals

7/24/2024 9:36:39AM

Tax Increment Finance Levy:

92,394.64

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	9	497,629,890	0	497,629,890
CHODO	1	1,862,900	0	1,862,900
DP	1,978	0	0	0
DPS	118	0	0	0
DV1	485	0	2,727,094	2,727,094
DV1S	76	0	310,000	310,000
DV2	482	0	3,527,398	3,527,398
DV2S	40	0	223,125	223,125
DV3	763	0	6,918,741	6,918,741
DV3S	56	0	452,500	452,500
DV4	6,394	0	42,176,419	42,176,419
DV4S	606	0	3,945,000	3,945,000
DVHS	5,479	0	1,863,713,426	1,863,713,426
DVHSS	251	0	67,917,189	67,917,189
EX-XA	1	0	458,258	458,258
EX-XD	10	0	331,693	331,693
EX-XD (Prorated)	2	0	11,741	11,741
EX-XG	17	0	4,834,053	4,834,053
EX-XJ	53	0	36,896,924	36,896,924
EX-XJ (Prorated)	5	0	1,406,429	1,406,429
EX-XL	7	0	1,399,565	1,399,565
EX-XN	99	0	43,906,991	43,906,991
EX-XR	38	0	130,563,991	130,563,991
EX-XU	23	0	3,568,510	3,568,510
EX-XV	1,772	0	1,795,103,552	1,795,103,552
EX-XV (Prorated)	25	0	14,951,634	14,951,634
EX366	496	0	477,692	477,692
FR	67	526,619,574	0	526,619,574
FRSS	3	0	889,157	889,157
HS	48,357	210,159,294	0	210,159,294
HT	2	0	0	0
LIH	3	0	6,687,399	6,687,399
MASSS	13	0	3,969,543	3,969,543
OV65	14,980	131,473,337	0	131,473,337
OV65S	1,044	8,952,218	0	8,952,218
PC	22	161,235,135	0	161,235,135
SO	203	5,310,685	0	5,310,685
	Totals	1,543,243,033	4,037,368,024	5,580,611,057

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	61,698	33,845.3137	\$665,230,225	\$18,691,305,652	\$14,930,599,683
B MULTIFAMILY RESIDENCE	706	421.2188	\$24,149,308	\$456,290,899	\$455,131,674
C1 VACANT LOTS AND LAND TRACTS	5,055	6,176.4760	\$0	\$326,993,125	\$326,678,312
D1 QUALIFIED OPEN-SPACE LAND	8,695	349,976.4964	\$0	\$5,069,105,020	\$45,300,642
D2 IMPROVEMENTS ON QUALIFIED OP	2,747		\$2,029,377	\$39,953,616	\$39,770,359
E RURAL LAND, NON QUALIFIED OPE	8,210	29,379.2788	\$52,345,109	\$1,776,135,109	\$1,566,808,240
F1 COMMERCIAL REAL PROPERTY	2,441	5,937.2048	\$47,693,190	\$1,849,522,487	\$1,848,990,700
F2 INDUSTRIAL AND MANUFACTURIN	139	1,694.5136	\$12,032,600	\$884,454,460	\$524,855,877
G1 OIL AND GAS	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANY (INCLUDING C	113	49.7220	\$0	\$231,902,672	\$231,876,062
J4 TELEPHONE COMPANY (INCLUDI	52	3.2525	\$0	\$15,134,786	\$15,134,786
J5 RAILROAD	16		\$0	\$44,454,056	\$44,454,056
J6 PIPELAND COMPANY	86	3.5773	\$0	\$24,928,532	\$24,928,532
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,294,401	\$12,294,401
L1 COMMERCIAL PERSONAL PROPE	3,332		\$238,500	\$731,627,749	\$686,914,252
L2 INDUSTRIAL AND MANUFACTURIN	439		\$8,095,916	\$1,635,921,456	\$854,559,609
M1 TANGIBLE OTHER PERSONAL, MOB	3,489		\$8,898,309	\$133,116,584	\$113,413,827
O RESIDENTIAL INVENTORY	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,929,238
S SPECIAL INVENTORY TAX	78		\$0	\$79,504,110	\$79,504,110
X TOTALLY EXEMPT PROPERTY	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,888.1911		\$1,018,121,082	\$34,498,392,930	\$22,237,996,868

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	3	0.6663	\$0	\$1,246,817	\$1,112,634
D1 QUALIFIED OPEN-SPACE LAND	1	7.9758	\$0	\$112,576	\$1,202
E RURAL LAND, NON QUALIFIED OPE	2	0.8350	\$0	\$250,710	\$235,710
F1 COMMERCIAL REAL PROPERTY	1		\$0	\$1,333,100	\$1,333,100
M1 TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$6,945	\$6,945
Totals	9.4771		\$0	\$2,950,148	\$2,689,591

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	61,701	33,845.9800	\$665,230,225	\$18,692,552,469	\$14,931,712,317
B MULTIFAMILY RESIDENCE	706	421.2188	\$24,149,308	\$456,290,899	\$455,131,674
C1 VACANT LOTS AND LAND TRACTS	5,055	6,176.4760	\$0	\$326,993,125	\$326,678,312
D1 QUALIFIED OPEN-SPACE LAND	8,696	349,984.4722	\$0	\$5,069,217,596	\$45,301,844
D2 IMPROVEMENTS ON QUALIFIED OP	2,747		\$2,029,377	\$39,953,616	\$39,770,359
E RURAL LAND, NON QUALIFIED OPE	8,212	29,380.1138	\$52,345,109	\$1,776,385,819	\$1,567,043,950
F1 COMMERCIAL REAL PROPERTY	2,442	5,937.2048	\$47,693,190	\$1,850,855,587	\$1,850,323,800
F2 INDUSTRIAL AND MANUFACTURIN	139	1,694.5136	\$12,032,600	\$884,454,460	\$524,855,877
G1 OIL AND GAS	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANY (INCLUDING C	113	49.7220	\$0	\$231,902,672	\$231,876,062
J4 TELEPHONE COMPANY (INCLUDI	52	3.2525	\$0	\$15,134,786	\$15,134,786
J5 RAILROAD	16		\$0	\$44,454,056	\$44,454,056
J6 PIPELAND COMPANY	86	3.5773	\$0	\$24,928,532	\$24,928,532
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,294,401	\$12,294,401
L1 COMMERCIAL PERSONAL PROPE	3,332		\$238,500	\$731,627,749	\$686,914,252
L2 INDUSTRIAL AND MANUFACTURIN	439		\$8,095,916	\$1,635,921,456	\$854,559,609
M1 TANGIBLE OTHER PERSONAL, MOB	3,490		\$8,898,309	\$133,123,529	\$113,420,772
O RESIDENTIAL INVENTORY	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,929,238
S SPECIAL INVENTORY TAX	78		\$0	\$79,504,110	\$79,504,110
X TOTALLY EXEMPT PROPERTY	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,897.6682		\$1,018,121,082	\$34,501,343,078	\$22,240,686,459

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	53,418	23,808.7970	\$654,613,029	\$17,681,348,900	\$14,113,873,503
A11 CONV CODE	1	0.2660	\$0	\$54,566	\$51,141
A2 REAL MH AND LAND (LOT) UPON WH	4,145	5,962.3404	\$5,321,819	\$631,011,497	\$497,009,663
A3 SUBSTANTIAL NON-RES +\$1000	1,488	1,544.4718	\$1,113,846	\$112,621,017	\$108,203,404
A4 LEASEHOLD IMPR RESIDENTIAL	151	34.9505	\$1,006,988	\$20,400,157	\$17,568,169
A6 LAND / PERSONAL PROPERTY MH T	3,615	2,382.2033	\$2,436,046	\$236,802,900	\$184,983,092
A7 LAND UPON WHICH SIT DIFFERENT C	147	112.2847	\$738,497	\$9,066,615	\$8,910,709
B	5	17.6730	\$0	\$12,856,149	\$12,856,151
B1 MULTI-FAMILY (5 UNITS OR GREATER)	115	217.5676	\$632,190	\$243,418,340	\$243,403,340
B2 MULTI-FAMILY (2-4 UNITS)	596	185.9782	\$23,517,118	\$199,835,615	\$198,691,388
B4 LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$180,795	\$180,795
C1 VACANT RES & COMM LOTS	3,533	4,205.0724	\$0	\$324,218,155	\$323,903,342
C3 NON BUILDABLE COMMON AREAS	1,525	1,970.5546	\$0	\$2,687,837	\$2,687,837
C4 VACANT COMMERCIAL LOTS/TRAC	1	0.8490	\$0	\$87,133	\$87,133
D1 ACREAGE RANCH LAND	3,314	87,575.6681	\$0	\$1,435,369,443	\$14,477,473
D2 IMPROVEMENTS ON QUALIFIED LAN	2,747		\$2,029,377	\$39,953,616	\$39,770,359
D3 CULTIVATED LAND	1,558	51,622.3783	\$0	\$858,215,303	\$12,639,319
D4 BARREN LAND	22	172.6800	\$0	\$1,672,164	\$5,633
D5 NATIVE PASTURE LAND	5,141	208,904.3516	\$0	\$2,731,533,119	\$18,695,564
D7 ORCHARDS	125	1,748.8245	\$0	\$43,738,570	\$906,030
E	10	110.2748	\$0	\$2,763,124	\$2,763,124
E1 REAL FARM & RANCH IMPR(RES)	4,586	8,647.3211	\$44,134,664	\$1,191,260,593	\$1,023,959,187
E2 REAL MH AND RURAL LAND UPON W	888	1,783.7137	\$2,180,066	\$100,711,829	\$79,383,436
E3 REAL PROP & IMPROV ON NON QUA	716	1,425.0494	\$1,728,511	\$39,864,962	\$38,027,709
E4 LEASEHOLD IMPR RESIDENTIAL	61	53.4420	\$0	\$5,649,216	\$5,190,425
E5 RURAL LAND NON-QUALIFIED	1,820	16,275.1737	\$484,414	\$370,985,241	\$363,485,517
E6 RURAL LAND / PERSONAL MH THAT F	968	960.5250	\$2,967,397	\$59,521,811	\$48,977,662
E7 LAND UPON WHICH SIT DIFFERENT C	98	76.3730	\$850,057	\$3,954,754	\$3,597,807
F1 REAL COMMERCIAL	2,327	5,606.8971	\$47,625,229	\$1,824,575,837	\$1,824,044,050
F2 REAL INDUSTRIAL	139	1,694.5136	\$12,032,600	\$884,454,460	\$524,855,877
F3 LAND WITH NON-STRUCTURAL IMP	90	329.8277	\$67,961	\$14,878,401	\$14,878,401
F4 COMM/INDUST LEASEHOLD IMPR	33	0.4800	\$0	\$10,068,249	\$10,068,249
G1 OIL, GAS AND MINERAL RESERVES	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS COMPANIES	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANIES	113	49.7220	\$0	\$231,902,672	\$231,876,062
J4 TELEPHONE COMPANIES	52	3.2525	\$0	\$15,134,786	\$15,134,786
J5 RAILROADS	16		\$0	\$44,454,056	\$44,454,056
J6 PIPELINES	86	3.5773	\$0	\$24,928,532	\$24,928,532
J7 CABLE COMPANIES	12		\$0	\$12,294,401	\$12,294,401
L1 TANGIBLE COMMERCIAL PERSONAL	3,332		\$238,500	\$731,627,749	\$686,914,252
L2 INDUSTRIAL PERSONAL PROPERTY	439		\$8,095,916	\$1,635,921,456	\$854,559,609
M1 MANUFACTURED HOUSE PERSONA	3,489		\$8,898,309	\$133,116,584	\$113,413,827
O1 INVENTORY-RESIDENTIAL	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,929,238
S SPECIAL INVENTORY	78		\$0	\$79,504,110	\$79,504,110
X EXEMPT	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,888.1911		\$1,018,121,082	\$34,498,392,930	\$22,237,996,870

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	3	0.6663	\$0	\$1,246,817	\$1,112,634
D3 CULTIVATED LAND	1	2.7000	\$0	\$38,110	\$516
D5 NATIVE PASTURE LAND	1	5.2758	\$0	\$74,466	\$686
E1 REAL FARM & RANCH IMPR(RES)	2	0.8350	\$0	\$250,710	\$235,710
F1 REAL COMMERCIAL	1		\$0	\$1,333,100	\$1,333,100
M1 MANUFACTURED HOUSE PERSONA	1		\$0	\$6,945	\$6,945
Totals	9.4771		\$0	\$2,950,148	\$2,689,591

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	53,421	23,809.4633	\$654,613,029	\$17,682,595,717	\$14,114,986,137
A11 CONV CODE	1	0.2660	\$0	\$54,566	\$51,141
A2 REAL MH AND LAND (LOT) UPON WH	4,145	5,962.3404	\$5,321,819	\$631,011,497	\$497,009,663
A3 SUBSTANTIAL NON-RES +\$1000	1,488	1,544.4718	\$1,113,846	\$112,621,017	\$108,203,404
A4 LEASEHOLD IMPR RESIDENTIAL	151	34.9505	\$1,006,988	\$20,400,157	\$17,568,169
A6 LAND / PERSONAL PROPERTY MH T	3,615	2,382.2033	\$2,436,046	\$236,802,900	\$184,983,092
A7 LAND UPON WHICH SIT DIFFERENT C	147	112.2847	\$738,497	\$9,066,615	\$8,910,709
B	5	17.6730	\$0	\$12,856,149	\$12,856,151
B1 MULTI-FAMILY (5 UNITS OR GREATER)	115	217.5676	\$632,190	\$243,418,340	\$243,403,340
B2 MULTI-FAMILY (2-4 UNITS)	596	185.9782	\$23,517,118	\$199,835,615	\$198,691,388
B4 LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$180,795	\$180,795
C1 VACANT RES & COMM LOTS	3,533	4,205.0724	\$0	\$324,218,155	\$323,903,342
C3 NON BUILDABLE COMMON AREAS	1,525	1,970.5546	\$0	\$2,687,837	\$2,687,837
C4 VACANT COMMERCIAL LOTS/TRAC	1	0.8490	\$0	\$87,133	\$87,133
D1 ACREAGE RANCH LAND	3,314	87,575.6681	\$0	\$1,435,369,443	\$14,477,473
D2 IMPROVEMENTS ON QUALIFIED LAN	2,747		\$2,029,377	\$39,953,616	\$39,770,359
D3 CULTIVATED LAND	1,559	51,625.0783	\$0	\$858,253,413	\$12,639,835
D4 BARREN LAND	22	172.6800	\$0	\$1,672,164	\$5,633
D5 NATIVE PASTURE LAND	5,142	208,909.6274	\$0	\$2,731,607,585	\$18,696,250
D7 ORCHARDS	125	1,748.8245	\$0	\$43,738,570	\$906,030
E	10	110.2748	\$0	\$2,763,124	\$2,763,124
E1 REAL FARM & RANCH IMPR(RES)	4,588	8,648.1561	\$44,134,664	\$1,191,511,303	\$1,024,194,897
E2 REAL MH AND RURAL LAND UPON W	888	1,783.7137	\$2,180,066	\$100,711,829	\$79,383,436
E3 REAL PROP & IMPROV ON NON QUA	716	1,425.0494	\$1,728,511	\$39,864,962	\$38,027,709
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E5 RURAL LAND NON-QUALIFIED	1,820	16,275.1737	\$484,414	\$370,985,241	\$363,485,517
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E7 LAND UPON WHICH SIT DIFFERENT C	98	76.3730	\$850,057	\$3,954,754	\$3,597,807
F1 REAL COMMERCIAL	2,328	5,606.8971	\$47,625,229	\$1,825,908,937	\$1,825,377,150
F2 REAL INDUSTRIAL	139	1,694.5136	\$12,032,600	\$884,454,460	\$524,855,877
F3 LAND WITH NON-STRUCTURAL IMP	90	329.8277	\$67,961	\$14,878,401	\$14,878,401
F4 COMM/INDUST LEASEHOLD IMPR	33	0.4800	\$0	\$10,068,249	\$10,068,249
G1 OIL, GAS AND MINERAL RESERVES	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS COMPANIES	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANIES	113	49.7220	\$0	\$231,902,672	\$231,876,062
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J5 RAILROADS	16		\$0	\$44,454,056	\$44,454,056
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L2 INDUSTRIAL PERSONAL PROPERTY	439		\$8,095,916	\$1,635,921,456	\$854,559,609
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O1 INVENTORY-RESIDENTIAL	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,929,238
S SPECIAL INVENTORY	78		\$0	\$79,504,110	\$79,504,110
X EXEMPT	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,897.6682		\$1,018,121,082	\$34,501,343,078	\$22,240,686,461

2023 CERTIFIED TOTALS

Property Count: 102,644

GCO - GUADALUPE COUNTY

Effective Rate Assumption

7/24/2024

9:37:17AM

New Value

TOTAL NEW VALUE MARKET:	\$1,018,121,082
TOTAL NEW VALUE TAXABLE:	\$879,831,357

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	3	2022 Market Value	\$45,194
EX-XJ	11.21 Private schools	1	2022 Market Value	\$2,079,712
EX-XN	11.252 Motor vehicles leased for personal use	3	2022 Market Value	\$36,675
EX-XU	11.23 Miscellaneous Exemptions	3	2022 Market Value	\$257,308
EX-XV	Other Exemptions (including public property, r	75	2022 Market Value	\$33,625,579
EX366	HOUSE BILL 366	76	2022 Market Value	\$113,706
ABSOLUTE EXEMPTIONS VALUE LOSS				\$36,158,174

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	89	\$0
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	52	\$262,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	8	\$40,000
DV2	Disabled Veterans 30% - 49%	49	\$340,794
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	3	\$15,000
DV3	Disabled Veterans 50% - 69%	86	\$844,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	8	\$80,000
DV4	Disabled Veterans 70% - 100%	579	\$5,474,786
DV4S	Disabled Veterans Surviving Spouse 70% - 100	40	\$384,000
DVHS	Disabled Veteran Homestead	983	\$212,862,305
HS	HOMESTEAD	3,926	\$15,225,589
OV65	OVER 65	1,406	\$12,484,877
OV65S	OVER 65 Surviving Spouse	13	\$124,301
PARTIAL EXEMPTIONS VALUE LOSS			\$248,137,652
NEW EXEMPTIONS VALUE LOSS			\$284,295,826

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
		TOTAL EXEMPTIONS VALUE LOSS	\$284,295,826

New Ag / Timber Exemptions

2022 Market Value	\$927,166	Count: 5
2023 Ag/Timber Use	\$8,081	
NEW AG / TIMBER VALUE LOSS		\$919,085

New Annexations**New Deannexations**

2023 CERTIFIED TOTALSGCO - GUADALUPE COUNTY
Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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47,089	\$325,225	\$39,290	\$285,935
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Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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43,497	\$327,973	\$39,629	\$288,344
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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8	\$2,950,148.00	\$2,385,806
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2024
CERTIFICATION



LATERAL ROADS
APPRaisal ROLL

JULY 25, 2024

STATE OF TEXAS
COUNTY OF GUADALUPE

TEXAS TAX CODE
SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: LATERAL ROADS

I, Peter Snaddon, Chief Appraiser of Guadalupe Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal, and that I have included in the records all property that I am aware of at an appraised value determined as required by law, with the exception of any properties which will be certified at a later date on a supplemental roll. Further, I certify the inclusion of §22.28 penalties as final, and a penalty file will be supplied in softcopy format.

I, Peter Snaddon, do hereby certify that the sum of appraised values of all properties on which a protest have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties at Records Approval.

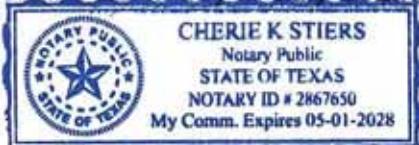
The following values are true and correct to the best of my knowledge.

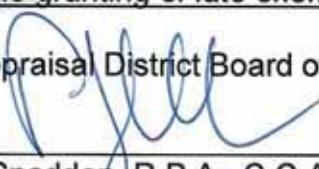
Sec. 26.01a	2024 Certified Net Taxable Value	: \$ <u>23,829,124,612</u>
Sec. 26.01c	Total Number of Properties Under Protest	3,215
	Total Net Taxable Value of Property Under Protest : \$	<u>916,707,942</u>
	Estimated taxpayers' opinion of value for those properties still under protest	: \$ <u>795,858,621</u>
Sec. 26.01d	Total number of properties not under protest or included on the certified appraisal roll.	0
	Estimated Net Taxable Value for those properties not under protest or included on the certified appraisal roll.	\$0

You will receive a supplemental roll at a later date with the additional value remaining after the Appraisal Review Board completes its hearings.

Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, correction of clerical errors, and the granting of late exemptions.

Approval of the appraisal records by the Guadalupe Appraisal District Board of Review occurred on the 22nd day of July 2024.




Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser

Sworn and subscribed before me this 25th day of July 2024.


Cherie K. Stiers

Notary Public State of Texas
My commission expires: 5-01-2028

Land		Value			
Homesite:		2,934,173,588			
Non Homesite:		3,417,645,785			
Ag Market:		5,220,779,432			
Timber Market:	0	Total Land	(+)	11,572,598,805	
Improvement		Value			
Homesite:		12,211,969,402			
Non Homesite:		8,430,857,647	Total Improvements	(+)	20,642,827,049
Non Real		Count	Value		
Personal Property:	4,686		3,210,891,919		
Mineral Property:	3,112		98,565,879		
Autos:	0	0	Total Non Real	(+)	3,309,457,798
			Market Value	=	35,524,883,652
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,218,010,055		2,769,377		
Ag Use:	43,087,592		18,758	Productivity Loss	(-) 5,174,922,463
Timber Use:	0		0	Appraised Value	= 30,349,961,189
Productivity Loss:	5,174,922,463		2,750,619	Homestead Cap	(-) 797,394,825
				23.231 Cap	(-) 188,858,519
				Assessed Value	= 29,363,707,845
				Total Exemptions Amount (Breakdown on Next Page)	(-) 5,534,583,233
				Net Taxable	= 23,829,124,612

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	294,333,228	249,796,030	70,822.99	78,450.45	1,360		
DPS	24,993,525	22,099,056	5,962.67	6,374.05	102		
OV65	2,913,640,169	2,470,475,750	720,589.18	762,652.83	10,359		
Total	3,232,966,922	2,742,370,836	797,374.84	847,477.33	11,821	Freeze Taxable	(-) 2,742,370,836
Tax Rate	0.0500000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	541,283	528,562	206,983	321,579	2		
OV65	18,944,111	16,138,968	11,551,985	4,586,983	54		
Total	19,485,394	16,667,530	11,758,968	4,908,562	56	Transfer Adjustment	(-) 4,908,562
						Freeze Adjusted Taxable	= 21,081,845,214

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $11,338,297.45 = 21,081,845,214 * (0.0500000 / 100) + 797,374.84$

Certified Estimate of Market Value: 35,524,883,652
 Certified Estimate of Taxable Value: 23,829,124,612

Tif Zone Code	Tax Increment Loss
2007 TIF	31,562,440
Tax Increment Finance Value:	31,562,440
Tax Increment Finance Levy:	15,781.22

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	1,668,600	0	1,668,600
DP	1,517	0	0	0
DPS	51	0	0	0
DSTR	1	7,500	0	7,500
DV1	449	0	2,520,301	2,520,301
DV1S	71	0	285,000	285,000
DV2	425	0	3,074,363	3,074,363
DV2S	36	0	204,375	204,375
DV3	716	0	6,448,831	6,448,831
DV3S	51	0	402,500	402,500
DV4	6,617	0	41,633,340	41,633,340
DV4S	624	0	3,788,864	3,788,864
DVHS	5,522	0	2,054,720,831	2,054,720,831
DVHSS	266	0	75,534,197	75,534,197
EX-XA	1	0	346,355	346,355
EX-XD	7	0	216,015	216,015
EX-XD (Prorated)	3	0	72,675	72,675
EX-XG	15	0	3,897,425	3,897,425
EX-XJ	52	0	46,489,961	46,489,961
EX-XL	7	0	1,504,260	1,504,260
EX-XN	104	0	48,122,377	48,122,377
EX-XR	38	0	138,940,133	138,940,133
EX-XU	23	0	3,392,605	3,392,605
EX-XV	1,818	0	1,974,068,697	1,974,068,697
EX-XV (Prorated)	6	0	1,989,675	1,989,675
EX366	387	0	367,809	367,809
FR	53	473,487,261	0	473,487,261
FRSS	3	0	958,682	958,682
HS	47,501	231,998,693	89,881,593	321,880,286
HT	1	0	0	0
LIH	3	0	7,248,650	7,248,650
MASSS	13	0	4,023,918	4,023,918
MED	3	0	4,257,875	4,257,875
OV65	15,202	143,289,079	0	143,289,079
OV65S	1,037	10,059,572	0	10,059,572
PC	22	154,472,814	0	154,472,814
SO	227	5,208,407	0	5,208,407
Totals		1,020,191,926	4,514,391,307	5,534,583,233

2024 CERTIFIED TOTALS

Property Count: 3,215

LTR - LATERAL ROAD
Under ARB Review Totals

7/25/2024 12:04:39PM

Land		Value			
Homesite:		76,981,339			
Non Homesite:		222,166,578			
Ag Market:		411,799,299			
Timber Market:	0	Total Land	(+)	710,947,216	
Improvement		Value			
Homesite:		250,044,622			
Non Homesite:		423,791,098	Total Improvements	(+)	673,835,720
Non Real		Value			
Personal Property:	22	22,544,256			
Mineral Property:	2	7,749			
Autos:	0	0	Total Non Real	(+)	22,552,005
			Market Value	=	1,407,334,941
Ag		Non Exempt	Exempt		
Total Productivity Market:	411,799,299	0			
Ag Use:	3,134,006	0	Productivity Loss	(-)	408,665,293
Timber Use:	0	0	Appraised Value	=	998,669,648
Productivity Loss:	408,665,293	0	Homestead Cap	(-)	25,275,777
			23.231 Cap	(-)	37,699,452
			Assessed Value	=	935,694,419
			Total Exemptions Amount (Breakdown on Next Page)	(-)	18,986,477
			Net Taxable	=	916,707,942

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	2,046,231	1,960,231	751.15	836.86	9	
OV65	42,393,373	40,102,161	14,351.45	14,608.07	132	
Total	44,439,604	42,062,392	15,102.60	15,444.93	141	Freeze Taxable
Tax Rate	0.0500000					(-) 42,062,392
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	425,613	410,613	310,305	100,308	1	
Total	425,613	410,613	310,305	100,308	1	Transfer Adjustment
						Freeze Adjusted Taxable
						= 874,545,242

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 452,375.22 = 874,545,242 * (0.0500000 / 100) + 15,102.60

Certified Estimate of Market Value: 1,180,678,480
 Certified Estimate of Taxable Value: 795,858,621

Tif Zone Code	Tax Increment Loss
2007 TIF	19,351
Tax Increment Finance Value:	19,351
Tax Increment Finance Levy:	9.68

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	0	0	0
DV1	4	0	20,000	20,000
DV2	11	0	82,500	82,500
DV3	9	0	94,000	94,000
DV4	53	0	576,000	576,000
DV4S	7	0	84,000	84,000
DVHS	11	0	3,658,205	3,658,205
DVHSS	1	0	296,000	296,000
EX-XV	1	0	3,033,461	3,033,461
EX366	4	0	4,266	4,266
FR	4	1,807,538	0	1,807,538
HS	934	4,643,274	1,810,275	6,453,549
OV65	272	2,534,696	0	2,534,696
OV65S	18	180,000	0	180,000
SO	8	162,262	0	162,262
Totals		9,327,770	9,658,707	18,986,477

Property Count: 107,808

LTR - LATERAL ROAD
Grand Totals

7/25/2024 12:04:39PM

Land		Value			
Homesite:		3,011,154,927			
Non Homesite:		3,639,812,363			
Ag Market:		5,632,578,731			
Timber Market:	0	Total Land	(+)	12,283,546,021	
Improvement		Value			
Homesite:		12,462,014,024			
Non Homesite:		8,854,648,745	Total Improvements	(+)	21,316,662,769
Non Real		Count	Value		
Personal Property:	4,708		3,233,436,175		
Mineral Property:	3,114		98,573,628		
Autos:	0	0	Total Non Real	(+)	3,332,009,803
			Market Value	=	36,932,218,593
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,629,809,354		2,769,377		
Ag Use:	46,221,598		18,758	Productivity Loss	(-) 5,583,587,756
Timber Use:	0		0	Appraised Value	= 31,348,630,837
Productivity Loss:	5,583,587,756		2,750,619	Homestead Cap	(-) 822,670,602
				23.231 Cap	(-) 226,557,971
				Assessed Value	= 30,299,402,264
				Total Exemptions Amount	(-) 5,553,569,710
				(Breakdown on Next Page)	
				Net Taxable	= 24,745,832,554

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	296,379,459	251,756,261	71,574.14	79,287.31	1,369		
DPS	24,993,525	22,099,056	5,962.67	6,374.05	102		
OV65	2,956,033,542	2,510,577,911	734,940.63	777,260.90	10,491		
Total	3,277,406,526	2,784,433,228	812,477.44	862,922.26	11,962	Freeze Taxable	(-) 2,784,433,228
Tax Rate	0.0500000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	541,283	528,562	206,983	321,579	2		
OV65	19,369,724	16,549,581	11,862,290	4,687,291	55		
Total	19,911,007	17,078,143	12,069,273	5,008,870	57	Transfer Adjustment	(-) 5,008,870
						Freeze Adjusted Taxable	= 21,956,390,456

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $11,790,672.67 = 21,956,390,456 * (0.0500000 / 100) + 812,477.44$

Certified Estimate of Market Value: 36,705,562,132
 Certified Estimate of Taxable Value: 24,624,983,233

Tif Zone Code	Tax Increment Loss
2007 TIF	31,581,791
Tax Increment Finance Value:	31,581,791
Tax Increment Finance Levy:	15,790.90

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	1,668,600	0	1,668,600
DP	1,534	0	0	0
DPS	51	0	0	0
DSTR	1	7,500	0	7,500
DV1	453	0	2,540,301	2,540,301
DV1S	71	0	285,000	285,000
DV2	436	0	3,156,863	3,156,863
DV2S	36	0	204,375	204,375
DV3	725	0	6,542,831	6,542,831
DV3S	51	0	402,500	402,500
DV4	6,670	0	42,209,340	42,209,340
DV4S	631	0	3,872,864	3,872,864
DVHS	5,533	0	2,058,379,036	2,058,379,036
DVHSS	267	0	75,830,197	75,830,197
EX-XA	1	0	346,355	346,355
EX-XD	7	0	216,015	216,015
EX-XD (Prorated)	3	0	72,675	72,675
EX-XG	15	0	3,897,425	3,897,425
EX-XJ	52	0	46,489,961	46,489,961
EX-XL	7	0	1,504,260	1,504,260
EX-XN	104	0	48,122,377	48,122,377
EX-XR	38	0	138,940,133	138,940,133
EX-XU	23	0	3,392,605	3,392,605
EX-XV	1,819	0	1,977,102,158	1,977,102,158
EX-XV (Prorated)	6	0	1,989,675	1,989,675
EX366	391	0	372,075	372,075
FR	57	475,294,799	0	475,294,799
FRSS	3	0	958,682	958,682
HS	48,435	236,641,967	91,691,868	328,333,835
HT	1	0	0	0
LIH	3	0	7,248,650	7,248,650
MASSS	13	0	4,023,918	4,023,918
MED	3	0	4,257,875	4,257,875
OV65	15,474	145,823,775	0	145,823,775
OV65S	1,055	10,239,572	0	10,239,572
PC	22	154,472,814	0	154,472,814
SO	235	5,370,669	0	5,370,669
Totals		1,029,519,696	4,524,050,014	5,553,569,710

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	62,325	32,871.6599	\$494,359,823	\$18,875,698,562	\$15,559,941,140
B MULTIFAMILY RESIDENCE	627	300.0217	\$58,586,274	\$492,180,991	\$477,168,949
C1 VACANT LOTS AND LAND TRACTS	5,079	6,062.1634	\$0	\$311,964,803	\$293,900,516
D1 QUALIFIED OPEN-SPACE LAND	8,307	319,702.6311	\$0	\$5,218,010,055	\$42,868,490
D2 IMPROVEMENTS ON QUALIFIED OP	2,606		\$2,093,896	\$62,732,168	\$62,445,249
E RURAL LAND, NON QUALIFIED OPE	7,863	28,382.7561	\$20,680,281	\$1,773,999,842	\$1,551,572,859
F1 COMMERCIAL REAL PROPERTY	2,208	5,163.6444	\$95,738,028	\$1,903,637,377	\$1,864,422,830
F2 INDUSTRIAL AND MANUFACTURIN	141	1,690.6500	\$173,242,928	\$1,030,638,651	\$880,866,316
G1 OIL AND GAS	3,089		\$0	\$98,471,910	\$97,773,967
J1 WATER SYSTEMS	5	7.4634	\$0	\$264,003	\$258,677
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$7,393,537	\$7,393,537
J3 ELECTRIC COMPANY (INCLUDING C	118	49.7220	\$0	\$258,438,892	\$258,301,335
J4 TELEPHONE COMPANY (INCLUDI	53	3.2525	\$0	\$15,671,504	\$15,608,361
J5 RAILROAD	16		\$0	\$46,111,460	\$46,111,460
J6 PIPELAND COMPANY	83	3.5773	\$0	\$23,040,197	\$23,035,042
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,730,886	\$12,730,886
L1 COMMERCIAL PERSONAL PROPE	3,326		\$2,089,739	\$778,089,229	\$749,648,367
L2 INDUSTRIAL AND MANUFACTURIN	425		\$61,651,944	\$1,785,672,194	\$1,327,216,054
M1 TANGIBLE OTHER PERSONAL, MOB	3,414		\$5,137,285	\$120,866,869	\$105,156,190
O RESIDENTIAL INVENTORY	7,262	1,188.3347	\$151,847,240	\$375,364,924	\$366,337,608
S SPECIAL INVENTORY TAX	74		\$0	\$86,365,670	\$86,365,670
X TOTALLY EXEMPT PROPERTY	2,465	10,642.1101	\$29,770,037	\$2,247,539,928	\$1,111
Totals	406,069.1566		\$1,095,197,475	\$35,524,883,652	\$23,829,124,614

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	1,694	1,238.6621	\$8,214,658	\$517,591,089	\$475,663,321
B MULTIFAMILY RESIDENCE	165	31.8923	\$4,970,901	\$75,298,855	\$67,186,528
C1 VACANT LOTS AND LAND TRACTS	211	442.7330	\$0	\$35,005,842	\$32,831,801
D1 QUALIFIED OPEN-SPACE LAND	412	28,036.2536	\$0	\$411,799,299	\$3,133,830
D2 IMPROVEMENTS ON QUALIFIED OP	151		\$363,227	\$6,502,037	\$6,495,469
E RURAL LAND, NON QUALIFIED OPE	403	1,722.4616	\$2,876,097	\$95,931,655	\$87,710,262
F1 COMMERCIAL REAL PROPERTY	258	857.6182	\$7,953,211	\$189,426,753	\$173,881,349
F2 INDUSTRIAL AND MANUFACTURIN	16	179.0234	\$0	\$38,868,217	\$38,676,737
G1 OIL AND GAS	2		\$0	\$7,749	\$7,749
L1 COMMERCIAL PERSONAL PROPE	13		\$0	\$9,662,229	\$7,938,386
L2 INDUSTRIAL AND MANUFACTURIN	4		\$0	\$12,103,913	\$12,103,913
M1 TANGIBLE OTHER PERSONAL, MOB	49		\$275,124	\$1,364,665	\$1,288,715
O RESIDENTIAL INVENTORY	122	71.8254	\$3,837,678	\$9,929,539	\$9,099,729
S SPECIAL INVENTORY TAX	1		\$0	\$690,153	\$690,153
X TOTALLY EXEMPT PROPERTY	5	9.3490	\$2,492,940	\$3,152,946	\$0
Totals	32,589.8186		\$30,983,836	\$1,407,334,941	\$916,707,942

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	64,019	34,110.3220	\$502,574,481	\$19,393,289,651	\$16,035,604,461
B MULTIFAMILY RESIDENCE	792	331.9140	\$63,557,175	\$567,479,846	\$544,355,477
C1 VACANT LOTS AND LAND TRACTS	5,290	6,504.8964	\$0	\$346,970,645	\$326,732,317
D1 QUALIFIED OPEN-SPACE LAND	8,719	347,738.8847	\$0	\$5,629,809,354	\$46,002,320
D2 IMPROVEMENTS ON QUALIFIED OP	2,757		\$2,457,123	\$69,234,205	\$68,940,718
E RURAL LAND, NON QUALIFIED OPE	8,266	30,105.2177	\$23,556,378	\$1,869,931,497	\$1,639,283,121
F1 COMMERCIAL REAL PROPERTY	2,466	6,021.2626	\$103,691,239	\$2,093,064,130	\$2,038,304,179
F2 INDUSTRIAL AND MANUFACTURIN	157	1,869.6734	\$173,242,928	\$1,069,506,868	\$919,543,053
G1 OIL AND GAS	3,091		\$0	\$98,479,659	\$97,781,716
J1 WATER SYSTEMS	5	7.4634	\$0	\$264,003	\$258,677
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$7,393,537	\$7,393,537
J3 ELECTRIC COMPANY (INCLUDING C	118	49.7220	\$0	\$258,438,892	\$258,301,335
J4 TELEPHONE COMPANY (INCLUDI	53	3.2525	\$0	\$15,671,504	\$15,608,361
J5 RAILROAD	16		\$0	\$46,111,460	\$46,111,460
J6 PIPELAND COMPANY	83	3.5773	\$0	\$23,040,197	\$23,035,042
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,730,886	\$12,730,886
L1 COMMERCIAL PERSONAL PROPE	3,339		\$2,089,739	\$787,751,458	\$757,586,753
L2 INDUSTRIAL AND MANUFACTURIN	429		\$61,651,944	\$1,797,776,107	\$1,339,319,967
M1 TANGIBLE OTHER PERSONAL, MOB	3,463		\$5,412,409	\$122,231,534	\$106,444,905
O RESIDENTIAL INVENTORY	7,384	1,260.1601	\$155,684,918	\$385,294,463	\$375,437,337
S SPECIAL INVENTORY TAX	75		\$0	\$87,055,823	\$87,055,823
X TOTALLY EXEMPT PROPERTY	2,470	10,651.4591	\$32,262,977	\$2,250,692,874	\$1,111
Totals	438,658.9752		\$1,126,181,311	\$36,932,218,593	\$24,745,832,556

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.0757	\$0	\$18,495	\$18,495
A1	RESIDENTIAL SINGLE FAMILY	54,263	23,383.4588	\$484,614,322	\$17,850,754,709
A2	REAL MH AND LAND (LOT) UPON WH	4,027	5,754.6187	\$5,931,827	\$634,925,415
A3	SUBSTANTIAL NON-RES +\$1000	1,365	1,226.3107	\$624,647	\$112,023,745
A4	LEASEHOLD IMPR RESIDENTIAL	137	29.6481	\$261,357	\$18,969,749
A6	LAND / PERSONAL PROPERTY MH T	3,597	2,333.8931	\$2,927,670	\$247,882,231
A7	LAND UPON WHICH SIT DIFFERENT C	179	143.6548	\$0	\$11,124,218
B		3	5.1550	\$0	\$7,248,649
B1	MULTI-FAMILY (5 UNITS OR GREATER)	97	243.8241	\$41,485,642	\$275,565,509
B2	MULTI-FAMILY (2-4 UNITS)	529	51.0426	\$17,100,632	\$208,778,507
B4	LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$588,326
C1	VACANT RES & COMM LOTS	3,286	3,881.6857	\$0	\$309,609,125
C3	NON BUILDABLE COMMON AREAS	1,792	2,175.2613	\$0	\$1,782,615
C4	VACANT COMMERCIAL LOTS/TRAC	4	5.2164	\$0	\$573,063
D1	ACREAGE RANCH LAND	3,000	81,483.4117	\$0	\$1,530,244,985
D2	IMPROVEMENTS ON QUALIFIED LAN	2,606		\$2,093,896	\$62,732,168
D3	CULTIVATED LAND	1,238	43,967.1660	\$0	\$800,003,231
D4	BARREN LAND	2	53.0000	\$0	\$711,202
D5	NATIVE PASTURE LAND	4,926	193,567.3528	\$0	\$2,858,667,278
D7	ORCHARDS	109	1,731.7665	\$0	\$49,476,641
E1	REAL FARM & RANCH IMPR(RES)	4,383	8,221.5399	\$18,106,242	\$1,207,761,081
E2	REAL MH AND RURAL LAND UPON W	866	1,832.3745	\$418,368	\$101,460,121
E3	REAL PROP & IMPROV ON NON QUA	687	1,347.5605	\$1,042,425	\$42,983,555
E4	LEASEHOLD IMPR RESIDENTIAL	58	22.8410	\$16,547	\$5,741,041
E5	RURAL LAND NON-QUALIFIED	1,676	14,810.9651	\$0	\$330,382,993
E6	RURAL LAND / PERSONAL MH THAT F	965	965.8202	\$947,096	\$60,405,988
E7	LAND UPON WHICH SIT DIFFERENT C	123	81.5890	\$149,603	\$4,171,781
F1	REAL COMMERCIAL	2,115	4,762.7438	\$95,738,028	\$1,880,009,548
F2	REAL INDUSTRIAL	141	1,690.6500	\$173,242,928	\$1,030,638,651
F3	LAND WITH NON-STRUCTURAL IMP	69	398.3706	\$0	\$14,294,197
F4	COMM/INDUST LEASEHOLD IMPR	31	2.5300	\$0	\$9,333,632
G1	OIL, GAS AND MINERAL RESERVES	3,089		\$0	\$98,471,910
J1	WATER SYSTEMS	5	7.4634	\$0	\$264,003
J2	GAS COMPANIES	11	1.1700	\$0	\$7,393,537
J3	ELECTRIC COMPANIES	118	49.7220	\$0	\$258,438,892
J4	TELEPHONE COMPANIES	53	3.2525	\$0	\$15,671,504
J5	RAILROADS	16		\$0	\$46,111,460
J6	PIPELINES	83	3.5773	\$0	\$23,040,197
J7	CABLE COMPANIES	12		\$0	\$12,730,886
L1	TANGIBLE COMMERCIAL PERSONAL	3,326		\$2,089,739	\$778,089,229
L2	INDUSTRIAL PERSONAL PROPERTY	425		\$61,651,944	\$1,785,672,194
M1	MANUFACTURED HOUSE PERSONA	3,414		\$5,137,285	\$120,866,869
O1	INVENTORY-RESIDENTIAL	7,262	1,188.3347	\$151,847,240	\$375,364,924
S	SPECIAL INVENTORY	74		\$0	\$86,365,670
X	EXEMPT	2,465	10,642.1101	\$29,770,037	\$2,247,539,928
	Totals	406,069.1566		\$1,095,197,475	\$35,524,883,652
					\$23,829,124,617

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	1,516	926.6583	\$7,992,740	\$495,749,596	\$457,225,700
A2 REAL MH AND LAND (LOT) UPON WH	75	132.4947	\$130,982	\$10,959,104	\$8,766,024
A3 SUBSTANTIAL NON-RES +\$1000	65	115.8793	\$0	\$5,724,151	\$5,011,588
A4 LEASEHOLD IMPR RESIDENTIAL	3		\$0	\$241,620	\$233,086
A6 LAND / PERSONAL PROPERTY MH T	70	49.7520	\$90,936	\$4,001,112	\$3,511,644
A7 LAND UPON WHICH SIT DIFFERENT C	5	13.8778	\$0	\$915,506	\$915,279
B1 MULTI-FAMILY (5 UNITS OR GREATER)	9	14.0178	\$0	\$9,123,378	\$9,090,942
B2 MULTI-FAMILY (2-4 UNITS)	157	17.8745	\$4,970,901	\$66,175,477	\$58,095,586
C1 VACANT RES & COMM LOTS	188	394.3480	\$0	\$34,941,985	\$32,769,164
C3 NON BUILDABLE COMMON AREAS	25	48.3850	\$0	\$63,857	\$62,637
D1 ACREAGE RANCH LAND	140	5,847.7774	\$0	\$107,854,336	\$1,020,039
D2 IMPROVEMENTS ON QUALIFIED LAN	151		\$363,227	\$6,502,037	\$6,495,469
D3 CULTIVATED LAND	46	1,716.3521	\$0	\$41,999,859	\$1,105,127
D5 NATIVE PASTURE LAND	272	20,445.7471	\$0	\$261,620,156	\$1,929,535
D7 ORCHARDS	4	50.1670	\$0	\$1,264,030	\$18,211
E1 REAL FARM & RANCH IMPR(RES)	248	473.9645	\$2,732,242	\$63,409,630	\$57,170,286
E2 REAL MH AND RURAL LAND UPON W	29	35.5060	\$109,371	\$2,149,264	\$1,940,493
E3 REAL PROP & IMPROV ON NON QUA	37	135.0765	\$23,154	\$1,828,746	\$1,773,345
E4 LEASEHOLD IMPR RESIDENTIAL	1		\$0	\$18,147	\$18,147
E5 RURAL LAND NON-QUALIFIED	98	1,038.9659	\$0	\$26,247,244	\$24,753,549
E6 RURAL LAND / PERSONAL MH THAT F	33	14.6587	\$11,330	\$1,326,042	\$1,101,860
E7 LAND UPON WHICH SIT DIFFERENT C	1	0.5000	\$0	\$13,500	\$13,500
F1 REAL COMMERCIAL	244	831.7287	\$7,953,211	\$186,077,952	\$170,917,167
F2 REAL INDUSTRIAL	16	179.0234	\$0	\$38,868,217	\$38,676,737
F3 LAND WITH NON-STRUCTURAL IMP	17	25.8895	\$0	\$2,962,601	\$2,577,982
F4 COMM/INDUST LEASEHOLD IMPR	2		\$0	\$386,200	\$386,200
G1 OIL, GAS AND MINERAL RESERVES	2		\$0	\$7,749	\$7,749
L1 TANGIBLE COMMERCIAL PERSONAL	13		\$0	\$9,662,229	\$7,938,386
L2 INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$12,103,913	\$12,103,913
M1 MANUFACTURED HOUSE PERSONA	49		\$275,124	\$1,364,665	\$1,288,715
O1 INVENTORY-RESIDENTIAL	122	71.8254	\$3,837,678	\$9,929,539	\$9,099,729
S SPECIAL INVENTORY	1		\$0	\$690,153	\$690,153
X EXEMPT	5	9.3490	\$2,492,940	\$3,152,946	\$0
Totals	32,589.8186		\$30,983,836	\$1,407,334,941	\$916,707,942

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.0757	\$0	\$18,495	\$18,495
A1	RESIDENTIAL SINGLE FAMILY	55,779	24,310.1171	\$492,607,062	\$18,346,504,305
A2	REAL MH AND LAND (LOT) UPON WH	4,102	5,887.1134	\$6,062,809	\$645,884,519
A3	SUBSTANTIAL NON-RES +\$1000	1,430	1,342.1900	\$624,647	\$117,747,896
A4	LEASEHOLD IMPR RESIDENTIAL	140	29.6481	\$261,357	\$19,211,369
A6	LAND / PERSONAL PROPERTY MH T	3,667	2,383.6451	\$3,018,606	\$251,883,343
A7	LAND UPON WHICH SIT DIFFERENT C	184	157.5326	\$0	\$12,039,724
B		3	5.1550	\$0	\$7,248,649
B1	MULTI-FAMILY (5 UNITS OR GREATER)	106	257.8419	\$41,485,642	\$284,688,887
B2	MULTI-FAMILY (2-4 UNITS)	686	68.9171	\$22,071,533	\$274,953,984
B4	LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$588,326
C1	VACANT RES & COMM LOTS	3,474	4,276.0337	\$0	\$344,551,110
C3	NON BUILDABLE COMMON AREAS	1,817	2,223.6463	\$0	\$1,846,472
C4	VACANT COMMERCIAL LOTS/TRAC	4	5.2164	\$0	\$573,063
D1	ACREAGE RANCH LAND	3,140	87,331.1891	\$0	\$1,638,099,321
D2	IMPROVEMENTS ON QUALIFIED LAN	2,757		\$2,457,123	\$69,234,205
D3	CULTIVATED LAND	1,284	45,683.5181	\$0	\$842,003,090
D4	BARREN LAND	2	53.0000	\$0	\$711,202
D5	NATIVE PASTURE LAND	5,198	214,013.0999	\$0	\$3,120,287,434
D7	ORCHARDS	113	1,781.9335	\$0	\$50,740,671
E1	REAL FARM & RANCH IMPR(RES)	4,631	8,695.5044	\$20,838,484	\$1,271,170,711
E2	REAL MH AND RURAL LAND UPON W	895	1,867.8805	\$527,739	\$103,609,385
E3	REAL PROP & IMPROV ON NON QUA	724	1,482.6370	\$1,065,579	\$44,812,301
E4	LEASEHOLD IMPR RESIDENTIAL	59	22.8410	\$16,547	\$5,759,188
E5	RURAL LAND NON-QUALIFIED	1,774	15,849.9310	\$0	\$356,630,237
E6	RURAL LAND / PERSONAL MH THAT F	998	980.4789	\$958,426	\$61,732,030
E7	LAND UPON WHICH SIT DIFFERENT C	124	82.0890	\$149,603	\$4,185,281
F1	REAL COMMERCIAL	2,359	5,594.4725	\$103,691,239	\$2,066,087,500
F2	REAL INDUSTRIAL	157	1,869.6734	\$173,242,928	\$1,069,506,868
F3	LAND WITH NON-STRUCTURAL IMP	86	424.2601	\$0	\$17,256,798
F4	COMM/INDUST LEASEHOLD IMPR	33	2.5300	\$0	\$9,719,832
G1	OIL, GAS AND MINERAL RESERVES	3,091		\$0	\$98,479,659
J1	WATER SYSTEMS	5	7.4634	\$0	\$264,003
J2	GAS COMPANIES	11	1.1700	\$0	\$7,393,537
J3	ELECTRIC COMPANIES	118	49.7220	\$0	\$258,438,892
J4	TELEPHONE COMPANIES	53	3.2525	\$0	\$15,671,504
J5	RAILROADS	16		\$0	\$46,111,460
J6	PIPELINES	83	3.5773	\$0	\$23,040,197
J7	CABLE COMPANIES	12		\$0	\$12,730,886
L1	TANGIBLE COMMERCIAL PERSONAL	3,339		\$2,089,739	\$787,751,458
L2	INDUSTRIAL PERSONAL PROPERTY	429		\$61,651,944	\$1,797,776,107
M1	MANUFACTURED HOUSE PERSONA	3,463		\$5,412,409	\$122,231,534
O1	INVENTORY-RESIDENTIAL	7,384	1,260.1601	\$155,684,918	\$385,294,463
S	SPECIAL INVENTORY	75		\$0	\$87,055,823
X	EXEMPT	2,470	10,651.4591	\$32,262,977	\$2,250,692,874
	Totals	438,658.9752		\$1,126,181,311	\$36,932,218,593
					\$24,745,832,559

New Value

TOTAL NEW VALUE MARKET:	\$1,126,181,311
TOTAL NEW VALUE TAXABLE:	\$1,029,196,168

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	4	2023 Market Value	\$60,664
EX-XN	11.252 Motor vehicles leased for personal use	24	2023 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	35	2023 Market Value	\$26,644,394
EX366	HOUSE BILL 366	36	2023 Market Value	\$1,432,295
ABSOLUTE EXEMPTIONS VALUE LOSS				
				\$28,137,353

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	34	\$0
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	38	\$185,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	38	\$303,000
DV3	Disabled Veterans 50% - 69%	78	\$762,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	599	\$5,352,900
DV4S	Disabled Veterans Surviving Spouse 70% - 100	37	\$253,351
DVHS	Disabled Veteran Homestead	335	\$104,853,319
HS	HOMESTEAD	2,274	\$15,292,253
OV65	OVER 65	1,227	\$11,393,091
OV65S	OVER 65 Surviving Spouse	10	\$93,546
PARTIAL EXEMPTIONS VALUE LOSS			\$138,503,460
NEW EXEMPTIONS VALUE LOSS			\$166,640,813

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$166,640,813

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
47,394	\$323,529	\$24,037	\$299,492

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
43,815	\$325,131	\$23,254	\$301,877

2024 CERTIFIED TOTALS

LTR - LATERAL ROAD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
3,215	\$1,407,334,941.00	\$795,858,621

Land		Value			
Homesite:		3,239,976,540			
Non Homesite:		3,396,264,359			
Ag Market:		5,069,780,521			
Timber Market:	0	Total Land	(+)	11,706,021,420	
Improvement		Value			
Homesite:		12,255,511,901			
Non Homesite:		7,445,997,609	Total Improvements	(+)	19,701,509,510
Non Real		Value			
Personal Property:	4,806	2,964,295,807			
Mineral Property:	2,933	126,566,193			
Autos:	0	0	Total Non Real	(+)	3,090,862,000
			Market Value	=	34,498,392,930
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,069,094,720	685,801			
Ag Use:	45,515,776	7,305	Productivity Loss	(-)	5,023,578,944
Timber Use:	0	0	Appraised Value	=	29,474,813,986
Productivity Loss:	5,023,578,944	678,496	Homestead Cap	(-)	1,656,241,061
			23.231 Cap	(-)	0
			Assessed Value	=	27,818,572,925
			Total Exemptions Amount (Breakdown on Next Page)	(-)	5,165,632,571
			Net Taxable	=	22,652,940,354

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	290,468,156	245,995,997	75,593.48	83,685.13	1,447		
DPS	22,073,187	19,684,677	5,628.25	5,946.06	101		
OV65	2,890,523,767	2,455,529,961	771,800.97	812,276.90	11,045		
Total	3,203,065,110	2,721,210,635	853,022.70	901,908.09	12,593	Freeze Taxable	(-)
Tax Rate	0.0500000						2,721,210,635
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,677,597	1,600,930	1,096,687	504,243	8		
OV65	12,381,942	11,293,825	8,583,046	2,710,779	43		
Total	14,059,539	12,894,755	9,679,733	3,215,022	51	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							19,928,514,697

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $10,817,280.05 = 19,928,514,697 * (0.0500000 / 100) + 853,022.70$

Certified Estimate of Market Value: 34,498,392,930
 Certified Estimate of Taxable Value: 22,652,940,354

Tif Zone Code	Tax Increment Loss
2007 TIF	4,251,389
2007 TIF	33,820,185
Tax Increment Finance Value:	33,820,185

GUADALUPE County

2023 CERTIFIED TOTALS

As of Supplement 132

Property Count: 102,636

LTR - LATERAL ROAD
ARB Approved Totals

7/24/2024 9:36:39AM

Tax Increment Finance Levy:

16,910.09

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	1,862,900	0	1,862,900
DP	1,673	0	0	0
DPS	44	0	0	0
DV1	483	0	2,705,318	2,705,318
DV1S	76	0	310,000	310,000
DV2	482	0	3,519,288	3,519,288
DV2S	40	0	223,125	223,125
DV3	763	0	6,917,888	6,917,888
DV3S	56	0	452,500	452,500
DV4	6,394	0	42,010,570	42,010,570
DV4S	606	0	3,936,366	3,936,366
DVHS	5,479	0	1,822,385,156	1,822,385,156
DVHSS	251	0	65,188,472	65,188,472
EX-XA	1	0	458,258	458,258
EX-XD	10	0	331,693	331,693
EX-XD (Prorated)	2	0	11,741	11,741
EX-XG	17	0	4,834,053	4,834,053
EX-XJ	53	0	36,896,924	36,896,924
EX-XJ (Prorated)	5	0	1,406,429	1,406,429
EX-XL	7	0	1,399,565	1,399,565
EX-XN	99	0	43,906,991	43,906,991
EX-XR	38	0	130,563,991	130,563,991
EX-XU	23	0	3,568,510	3,568,510
EX-XV	1,772	0	1,795,103,552	1,795,103,552
EX-XV (Prorated)	25	0	14,951,634	14,951,634
EX366	496	0	477,692	477,692
FR	67	526,619,574	0	526,619,574
FRSS	3	0	873,157	873,157
HS	48,354	234,229,324	92,046,689	326,276,013
HT	2	0	0	0
LIH	3	0	6,687,399	6,687,399
MASSS	13	0	3,878,543	3,878,543
OV65	14,979	141,220,244	0	141,220,244
OV65S	1,044	10,145,184	0	10,145,184
PC	22	161,235,135	0	161,235,135
SO	203	5,274,706	0	5,274,706
Totals		1,080,587,067	4,085,045,504	5,165,632,571

2023 CERTIFIED TOTALS

Property Count: 8

LTR - LATERAL ROAD
Under ARB Review Totals

7/24/2024 9:36:39AM

Land		Value			
Homesite:		155,975			
Non Homesite:		466,148			
Ag Market:		112,576			
Timber Market:	0		Total Land	(+)	734,699
Improvement		Value			
Homesite:		1,067,820			
Non Homesite:		1,147,629	Total Improvements	(+)	2,215,449
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					0
Ag		Non Exempt	Exempt		
Total Productivity Market:	112,576	0			
Ag Use:	1,202	0	Productivity Loss	(-)	111,374
Timber Use:	0	0	Appraised Value	=	2,838,774
Productivity Loss:	111,374	0			
			Homestead Cap	(-)	114,183
			23.231 Cap	(-)	0
			Assessed Value	=	2,724,591
			Total Exemptions Amount	(-)	41,000
			(Breakdown on Next Page)		
			Net Taxable	=	2,683,591

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,341.80 = 2,683,591 * (0.050000 / 100)

Certified Estimate of Market Value:	2,587,070
Certified Estimate of Taxable Value:	2,379,806
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	10,000	10,000
HS	3	15,000	6,000	21,000
OV65	1	10,000	0	10,000
Totals		25,000	16,000	41,000

Property Count: 102,644

LTR - LATERAL ROAD
Grand Totals

7/24/2024 9:36:39AM

Land		Value			
Homesite:		3,240,132,515			
Non Homesite:		3,396,730,507			
Ag Market:		5,069,893,097			
Timber Market:	0	Total Land	(+)	11,706,756,119	
Improvement		Value			
Homesite:		12,256,579,721			
Non Homesite:		7,447,145,238	Total Improvements	(+)	19,703,724,959
Non Real		Value			
Personal Property:	4,806	2,964,295,807			
Mineral Property:	2,933	126,566,193			
Autos:	0	0	Total Non Real	(+)	3,090,862,000
			Market Value	=	34,501,343,078
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,069,207,296	685,801			
Ag Use:	45,516,978	7,305	Productivity Loss	(-)	5,023,690,318
Timber Use:	0	0	Appraised Value	=	29,477,652,760
Productivity Loss:	5,023,690,318	678,496	Homestead Cap	(-)	1,656,355,244
			23.231 Cap	(-)	0
			Assessed Value	=	27,821,297,516
			Total Exemptions Amount (Breakdown on Next Page)	(-)	5,165,673,571
			Net Taxable	=	22,655,623,945

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	290,468,156	245,995,997	75,593.48	83,685.13	1,447	
DPS	22,073,187	19,684,677	5,628.25	5,946.06	101	
OV65	2,890,523,767	2,455,529,961	771,800.97	812,276.90	11,045	
Total	3,203,065,110	2,721,210,635	853,022.70	901,908.09	12,593	Freeze Taxable
Tax Rate	0.0500000					(-)
						2,721,210,635
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
DP	1,677,597	1,600,930	1,096,687	504,243	8	
OV65	12,381,942	11,293,825	8,583,046	2,710,779	43	
Total	14,059,539	12,894,755	9,679,733	3,215,022	51	Transfer Adjustment
						(-)
						3,215,022
				Freeze Adjusted Taxable		=
						19,931,198,288

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 $10,818,621.84 = 19,931,198,288 * (0.0500000 / 100) + 853,022.70$

Certified Estimate of Market Value: 34,500,980,000
 Certified Estimate of Taxable Value: 22,655,320,160

Tif Zone Code	Tax Increment Loss
2007 TIF	36,414,784
2007 TIF	33,820,185
Tax Increment Finance Value:	33,820,185

GUADALUPE County

2023 CERTIFIED TOTALS

As of Supplement 132

Property Count: 102,644

LTR - LATERAL ROAD
Grand Totals

7/24/2024 9:36:39AM

Tax Increment Finance Levy:

16,910.09

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	1,862,900	0	1,862,900
DP	1,673	0	0	0
DPS	44	0	0	0
DV1	485	0	2,715,318	2,715,318
DV1S	76	0	310,000	310,000
DV2	482	0	3,519,288	3,519,288
DV2S	40	0	223,125	223,125
DV3	763	0	6,917,888	6,917,888
DV3S	56	0	452,500	452,500
DV4	6,394	0	42,010,570	42,010,570
DV4S	606	0	3,936,366	3,936,366
DVHS	5,479	0	1,822,385,156	1,822,385,156
DVHSS	251	0	65,188,472	65,188,472
EX-XA	1	0	458,258	458,258
EX-XD	10	0	331,693	331,693
EX-XD (Prorated)	2	0	11,741	11,741
EX-XG	17	0	4,834,053	4,834,053
EX-XJ	53	0	36,896,924	36,896,924
EX-XJ (Prorated)	5	0	1,406,429	1,406,429
EX-XL	7	0	1,399,565	1,399,565
EX-XN	99	0	43,906,991	43,906,991
EX-XR	38	0	130,563,991	130,563,991
EX-XU	23	0	3,568,510	3,568,510
EX-XV	1,772	0	1,795,103,552	1,795,103,552
EX-XV (Prorated)	25	0	14,951,634	14,951,634
EX366	496	0	477,692	477,692
FR	67	526,619,574	0	526,619,574
FRSS	3	0	873,157	873,157
HS	48,357	234,244,324	92,052,689	326,297,013
HT	2	0	0	0
LIH	3	0	6,687,399	6,687,399
MASSS	13	0	3,878,543	3,878,543
OV65	14,980	141,230,244	0	141,230,244
OV65S	1,044	10,145,184	0	10,145,184
PC	22	161,235,135	0	161,235,135
SO	203	5,274,706	0	5,274,706
Totals		1,080,612,067	4,085,061,504	5,165,673,571

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	61,698	33,845.3137	\$665,230,225	\$18,691,305,652	\$14,855,003,666
B MULTIFAMILY RESIDENCE	706	421.2188	\$24,149,308	\$456,290,899	\$455,115,731
C1 VACANT LOTS AND LAND TRACTS	5,055	6,176.4760	\$0	\$326,993,125	\$326,678,312
D1 QUALIFIED OPEN-SPACE LAND	8,695	349,976.4964	\$0	\$5,069,105,020	\$45,300,642
D2 IMPROVEMENTS ON QUALIFIED OP	2,747		\$2,029,377	\$39,953,616	\$39,770,359
E RURAL LAND, NON QUALIFIED OPE	8,210	29,379.2788	\$52,345,109	\$1,776,135,109	\$1,561,653,620
F1 COMMERCIAL REAL PROPERTY	2,441	5,937.2048	\$47,693,190	\$1,849,522,487	\$1,848,989,895
F2 INDUSTRIAL AND MANUFACTURIN	139	1,694.5136	\$12,032,600	\$884,454,460	\$732,838,630
G1 OIL AND GAS	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANY (INCLUDING C	113	49.7220	\$0	\$231,902,672	\$231,876,062
J4 TELEPHONE COMPANY (INCLUDI	52	3.2525	\$0	\$15,134,786	\$15,134,786
J5 RAILROAD	16		\$0	\$44,454,056	\$44,454,056
J6 PIPELAND COMPANY	86	3.5773	\$0	\$24,928,532	\$24,928,532
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,294,401	\$12,294,401
L1 COMMERCIAL PERSONAL PROPE	3,332		\$238,500	\$731,627,749	\$686,914,252
L2 INDUSTRIAL AND MANUFACTURIN	439		\$139,039,707	\$1,635,921,456	\$1,144,206,746
M1 TANGIBLE OTHER PERSONAL, MOB	3,489		\$8,898,309	\$133,116,584	\$111,804,839
O RESIDENTIAL INVENTORY	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,619,207
S SPECIAL INVENTORY TAX	78		\$0	\$79,504,110	\$79,504,110
X TOTALLY EXEMPT PROPERTY	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,888.1911		\$1,149,064,873	\$34,498,392,930	\$22,652,940,354

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	3	0.6663	\$0	\$1,246,817	\$1,106,634
D1 QUALIFIED OPEN-SPACE LAND	1	7.9758	\$0	\$112,576	\$1,202
E RURAL LAND, NON QUALIFIED OPE	2	0.8350	\$0	\$250,710	\$235,710
F1 COMMERCIAL REAL PROPERTY	1		\$0	\$1,333,100	\$1,333,100
M1 TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$6,945	\$6,945
Totals	9.4771		\$0	\$2,950,148	\$2,683,591

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	61,701	33,845.9800	\$665,230,225	\$18,692,552,469	\$14,856,110,300
B MULTIFAMILY RESIDENCE	706	421.2188	\$24,149,308	\$456,290,899	\$455,115,731
C1 VACANT LOTS AND LAND TRACTS	5,055	6,176.4760	\$0	\$326,993,125	\$326,678,312
D1 QUALIFIED OPEN-SPACE LAND	8,696	349,984.4722	\$0	\$5,069,217,596	\$45,301,844
D2 IMPROVEMENTS ON QUALIFIED OP	2,747		\$2,029,377	\$39,953,616	\$39,770,359
E RURAL LAND, NON QUALIFIED OPE	8,212	29,380.1138	\$52,345,109	\$1,776,385,819	\$1,561,889,330
F1 COMMERCIAL REAL PROPERTY	2,442	5,937.2048	\$47,693,190	\$1,850,855,587	\$1,850,322,995
F2 INDUSTRIAL AND MANUFACTURIN	139	1,694.5136	\$12,032,600	\$884,454,460	\$732,838,630
G1 OIL AND GAS	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS DISTRIBUTION SYSTEM	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANY (INCLUDING C	113	49.7220	\$0	\$231,902,672	\$231,876,062
J4 TELEPHONE COMPANY (INCLUDI	52	3.2525	\$0	\$15,134,786	\$15,134,786
J5 RAILROAD	16		\$0	\$44,454,056	\$44,454,056
J6 PIPELAND COMPANY	86	3.5773	\$0	\$24,928,532	\$24,928,532
J7 CABLE TELEVISION COMPANY	12		\$0	\$12,294,401	\$12,294,401
L1 COMMERCIAL PERSONAL PROPE	3,332		\$238,500	\$731,627,749	\$686,914,252
L2 INDUSTRIAL AND MANUFACTURIN	439		\$139,039,707	\$1,635,921,456	\$1,144,206,746
M1 TANGIBLE OTHER PERSONAL, MOB	3,490		\$8,898,309	\$133,123,529	\$111,811,784
O RESIDENTIAL INVENTORY	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,619,207
S SPECIAL INVENTORY TAX	78		\$0	\$79,504,110	\$79,504,110
X TOTALLY EXEMPT PROPERTY	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,897.6682		\$1,149,064,873	\$34,501,343,078	\$22,655,623,945

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	53,418	23,808.7970	\$654,613,029	\$17,681,348,900	\$14,043,507,680
A11 CONV CODE	1	0.2660	\$0	\$54,566	\$49,086
A2 REAL MH AND LAND (LOT) UPON WH	4,145	5,962.3404	\$5,321,819	\$631,011,497	\$493,599,545
A3 SUBSTANTIAL NON-RES +\$1000	1,488	1,544.4718	\$1,113,846	\$112,621,017	\$108,122,807
A4 LEASEHOLD IMPR RESIDENTIAL	151	34.9505	\$1,006,988	\$20,400,157	\$17,450,054
A6 LAND / PERSONAL PROPERTY MH T	3,615	2,382.2033	\$2,436,046	\$236,802,900	\$183,376,271
A7 LAND UPON WHICH SIT DIFFERENT C	147	112.2847	\$738,497	\$9,066,615	\$8,898,221
B	5	17.6730	\$0	\$12,856,149	\$12,856,151
B1 MULTI-FAMILY (5 UNITS OR GREATER)	115	217.5676	\$632,190	\$243,418,340	\$243,403,340
B2 MULTI-FAMILY (2-4 UNITS)	596	185.9782	\$23,517,118	\$199,835,615	\$198,675,445
B4 LEASEHOLD DUPLEX RESIDENTIAL	3		\$0	\$180,795	\$180,795
C1 VACANT RES & COMM LOTS	3,533	4,205.0724	\$0	\$324,218,155	\$323,903,342
C3 NON BUILDABLE COMMON AREAS	1,525	1,970.5546	\$0	\$2,687,837	\$2,687,837
C4 VACANT COMMERCIAL LOTS/TRAC	1	0.8490	\$0	\$87,133	\$87,133
D1 ACREAGE RANCH LAND	3,314	87,575.6681	\$0	\$1,435,369,443	\$14,477,473
D2 IMPROVEMENTS ON QUALIFIED LAN	2,747		\$2,029,377	\$39,953,616	\$39,770,359
D3 CULTIVATED LAND	1,558	51,622.3783	\$0	\$858,215,303	\$12,639,319
D4 BARREN LAND	22	172.6800	\$0	\$1,672,164	\$5,633
D5 NATIVE PASTURE LAND	5,141	208,904.3516	\$0	\$2,731,533,119	\$18,695,564
D7 ORCHARDS	125	1,748.8245	\$0	\$43,738,570	\$906,030
E	10	110.2748	\$0	\$2,763,124	\$2,763,124
E1 REAL FARM & RANCH IMPR(RES)	4,586	8,647.3211	\$44,134,664	\$1,191,260,593	\$1,019,954,380
E2 REAL MH AND RURAL LAND UPON W	888	1,783.7137	\$2,180,066	\$100,711,829	\$78,850,708
E3 REAL PROP & IMPROV ON NON QUA	716	1,425.0494	\$1,728,511	\$39,864,962	\$37,976,407
E4 LEASEHOLD IMPR RESIDENTIAL	61	53.4420	\$0	\$5,649,216	\$5,131,394
E5 RURAL LAND NON-QUALIFIED	1,820	16,275.1737	\$484,414	\$370,985,241	\$363,374,851
E6 RURAL LAND / PERSONAL MH THAT F	968	960.5250	\$2,967,397	\$59,521,811	\$48,595,055
E7 LAND UPON WHICH SIT DIFFERENT C	98	76.3730	\$850,057	\$3,954,754	\$3,584,327
F1 REAL COMMERCIAL	2,327	5,606.8971	\$47,625,229	\$1,824,575,837	\$1,824,043,245
F2 REAL INDUSTRIAL	139	1,694.5136	\$12,032,600	\$884,454,460	\$732,838,630
F3 LAND WITH NON-STRUCTURAL IMP	90	329.8277	\$67,961	\$14,878,401	\$14,878,401
F4 COMM/INDUST LEASEHOLD IMPR	33	0.4800	\$0	\$10,068,249	\$10,068,249
G1 OIL, GAS AND MINERAL RESERVES	2,923		\$0	\$126,508,961	\$126,508,961
J1 WATER SYSTEMS	5	7.4634	\$0	\$231,224	\$231,224
J2 GAS COMPANIES	11	1.1700	\$0	\$6,112,323	\$6,112,323
J3 ELECTRIC COMPANIES	113	49.7220	\$0	\$231,902,672	\$231,876,062
J4 TELEPHONE COMPANIES	52	3.2525	\$0	\$15,134,786	\$15,134,786
J5 RAILROADS	16		\$0	\$44,454,056	\$44,454,056
J6 PIPELINES	86	3.5773	\$0	\$24,928,532	\$24,928,532
J7 CABLE COMPANIES	12		\$0	\$12,294,401	\$12,294,401
L1 TANGIBLE COMMERCIAL PERSONAL	3,332		\$238,500	\$731,627,749	\$686,914,252
L2 INDUSTRIAL PERSONAL PROPERTY	439		\$139,039,707	\$1,635,921,456	\$1,144,206,746
M1 MANUFACTURED HOUSE PERSONA	3,489		\$8,898,309	\$133,116,584	\$111,804,839
O1 INVENTORY-RESIDENTIAL	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,619,207
S SPECIAL INVENTORY	78		\$0	\$79,504,110	\$79,504,110
X EXEMPT	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,888.1911		\$1,149,064,873	\$34,498,392,930	\$22,652,940,355

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	3	0.6663	\$0	\$1,246,817	\$1,106,634
D3 CULTIVATED LAND	1	2.7000	\$0	\$38,110	\$516
D5 NATIVE PASTURE LAND	1	5.2758	\$0	\$74,466	\$686
E1 REAL FARM & RANCH IMPR(RES)	2	0.8350	\$0	\$250,710	\$235,710
F1 REAL COMMERCIAL	1		\$0	\$1,333,100	\$1,333,100
M1 MANUFACTURED HOUSE PERSONA	1		\$0	\$6,945	\$6,945
Totals	9.4771		\$0	\$2,950,148	\$2,683,591

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 RESIDENTIAL SINGLE FAMILY	53,421	23,809.4633	\$654,613,029	\$17,682,595,717	\$14,044,614,314
A11 CONV CODE	1	0.2660	\$0	\$54,566	\$49,086
A2 REAL MH AND LAND (LOT) UPON WH	4,145	5,962.3404	\$5,321,819	\$631,011,497	\$493,599,545
A3 SUBSTANTIAL NON-RES +\$1000	1,488	1,544.4718	\$1,113,846	\$112,621,017	\$108,122,807
A4 LEASEHOLD IMPR RESIDENTIAL	151	34.9505	\$1,006,988	\$20,400,157	\$17,450,054
A6 LAND / PERSONAL PROPERTY MH T	3,615	2,382.2033	\$2,436,046	\$236,802,900	\$183,376,271
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B1 MULTI-FAMILY (5 UNITS OR GREATER)	115	217.5676	\$632,190	\$243,418,340	\$243,403,340
B2 MULTI-FAMILY (2-4 UNITS)	596	185.9782	\$23,517,118	\$199,835,615	\$198,675,445
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D3 CULTIVATED LAND	1,559	51,625.0783	\$0	\$858,253,413	\$12,639,835
D4 BARREN LAND	22	172.6800	\$0	\$1,672,164	\$5,633
D5 NATIVE PASTURE LAND	5,142	208,909.6274	\$0	\$2,731,607,585	\$18,696,250
D7 ORCHARDS	125	1,748.8245	\$0	\$43,738,570	\$906,030
E	10	110.2748	\$0	\$2,763,124	\$2,763,124
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E2 REAL MH AND RURAL LAND UPON W	888	1,783.7137	\$2,180,066	\$100,711,829	\$78,850,708
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F2 REAL INDUSTRIAL	139	1,694.5136	\$12,032,600	\$884,454,460	\$732,838,630
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J4 TELEPHONE COMPANIES	52	3.2525	\$0	\$15,134,786	\$15,134,786
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O1 INVENTORY-RESIDENTIAL	5,077	1,042.7849	\$162,897,548	\$320,433,809	\$303,619,207
S SPECIAL INVENTORY	78		\$0	\$79,504,110	\$79,504,110
X EXEMPT	2,552	10,349.7189	\$34,511,000	\$2,042,461,899	\$0
Totals	438,897.6682		\$1,149,064,873	\$34,501,343,078	\$22,655,623,946

New Value

TOTAL NEW VALUE MARKET:	\$1,149,064,873
TOTAL NEW VALUE TAXABLE:	\$1,012,884,167

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	3	2022 Market Value	\$45,194
EX-XJ	11.21 Private schools	1	2022 Market Value	\$2,079,712
EX-XN	11.252 Motor vehicles leased for personal use	3	2022 Market Value	\$36,675
EX-XU	11.23 Miscellaneous Exemptions	3	2022 Market Value	\$257,308
EX-XV	Other Exemptions (including public property, r	75	2022 Market Value	\$33,625,579
EX366	HOUSE BILL 366	76	2022 Market Value	\$113,706
ABSOLUTE EXEMPTIONS VALUE LOSS				\$36,158,174

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	73	\$0
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	52	\$262,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	8	\$40,000
DV2	Disabled Veterans 30% - 49%	49	\$340,794
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	3	\$15,000
DV3	Disabled Veterans 50% - 69%	86	\$844,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	8	\$80,000
DV4	Disabled Veterans 70% - 100%	579	\$5,436,466
DV4S	Disabled Veterans Surviving Spouse 70% - 100	40	\$384,000
DVHS	Disabled Veteran Homestead	983	\$212,503,954
HS	HOMESTEAD	3,926	\$24,615,663
OV65	OVER 65	1,406	\$12,999,877
OV65S	OVER 65 Surviving Spouse	13	\$124,301
PARTIAL EXEMPTIONS VALUE LOSS			\$257,646,055
NEW EXEMPTIONS VALUE LOSS			\$293,804,229

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
		TOTAL EXEMPTIONS VALUE LOSS	\$293,804,229

New Ag / Timber Exemptions

2022 Market Value	\$927,166	Count: 5
2023 Ag/Timber Use	\$8,081	
NEW AG / TIMBER VALUE LOSS	\$919,085	

New Annexations

New Deannexations

2023 CERTIFIED TOTALS**LTR - LATERAL ROAD**
Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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47,089	\$325,225	\$41,710	\$283,515
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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43,497	\$327,973	\$42,106	\$285,867
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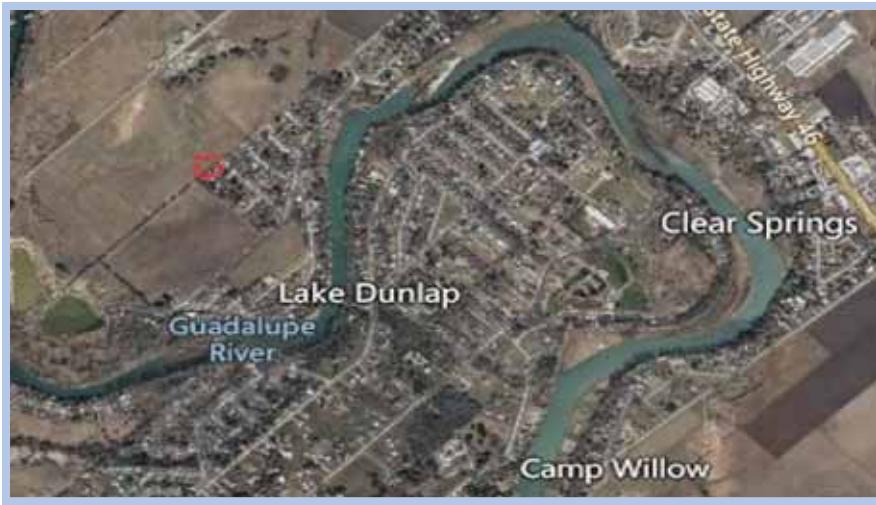
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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8	\$2,950,148.00	\$2,379,806
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EXHIBIT C

2024 Land Model Development – Lake Regions



2024

Land Model Development - Lake Regions



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INTRODUCTION

This analysis has been prepared for use by the Guadalupe Appraisal District within the 2024 reappraisal of parcels located within the five (5) designated lake regions along the Guadalupe River. The analysis may be considered part of the District's work file and should be retained in accordance with USPAP Record Keeping Rule.

Work file is defined by USPAP as, "Documentation necessary to support an appraiser's analysis, opinions, and conclusions".

PURPOSE

The purpose of this assignment is to review and analyze available market data for development of land valuation models for use within the mass appraisal of real property. Specifically, valuation of land component for parcels located along described waterways within designated lake regions along the Guadalupe River for the 2024 appraisal year.

INTENDED USE / INTENDED USER

The intended use of this analysis is the development of land valuation models for application within mass appraisal of lake region properties.

The intended user of results of this analysis is the Guadalupe Appraisal District and its authorized legal representatives.

Use of this report by others, or for any other purpose, is not intended by the appraiser.

SCOPE OF WORK

Analysis described herein was conducted in accordance with USPAP Rules and applicable sections of Standard 5 & 6, 2024 Edition, Uniform Standards of Professional Appraisal Practice (USPAP).

Essentially, the Scope of Work Rule states that an appraiser must:

- 1. identify (*define*) the problem to be solved;**
- 2. determine and perform the scope of work necessary to develop credible assignment results; and**
- 3. disclose the scope of work in the report.**

This analysis is performed to solve the problem relating to valuation of the land component of parcel's located along the Guadalupe River within designated lake regions. Historical claims by property owners of inequitable land valuation requires GAD perform an analysis to determine validity of claims. Land valuation models are to reflect market conditions, as of January 1st 2024. The conclusions and reconciled opinions resulting from this assignment will be incorporated within GAD's 2024 mass appraisal activities.

The assignment is specific parcels located within lake regions located along the Guadalupe River. The physical boundaries of each lake region are outlined below. Additionally, 4 of 5 can also be defined by the jurisdictional boundaries of recently created water control & improvement districts (WCID) for generating revenue through taxation to repair and maintain aging dam systems.

- *Lake Dunlap* – This lake region's northern most boundary is the Guadalupe/ Comal county line with a southern boundary identified by the GBRA hydroelectric dam off of Lakeside Pass. This region is also defined by the boundaries of the Lake Dunlap WCID.
- *Lake McQueeney* – This lake region begins at the southern boundary of Lake Dunlap and ends at the McQueeney Dam just north of FM 78. This region is also defined by the boundaries of the Lake McQueeney WCID #1.
- *Lake Placid* – The lake region begins at the McQueeney Dam to the north and ends at the Placid Dam to the south. This region is also defined by the boundaries of the Lake Placid WCID #1.

- *Lake Seguin* – This region begins at the Placid Dam and stretches to the Safford Dam located off of State Highway 123 Business. The Safford Dam is a spill-over type dam without the mechanical components of the other lake regions' respective dam systems. For this reason, creation of a WCID was not deemed necessary by the property owners within this region.
- *Meadow Lake* – This region begins at the Safford Dam and ends at the Nolte Dam to the south. Creation of the Meadow Lake WCID #1 was finalized in 2023. Its boundaries can also be used for defining this lake region.

In order to solve the problem defined in this assignment, the appraiser will use various data collection methods (sales surveys, MLS data and county deed records, etc.) and approved appraisal techniques and methods for analysis of confirmed market transactions. The appraiser utilizing confirmed sales within the defined lake regions that were found to have met the necessary requirements to be considered an arms-length transaction. Multiple Regression Analysis (MRA) was used to assist in determination of market value drivers of waterfront properties within the lake regions.

The analysis described herein was conducted in accordance with current IAAO Standards on Verification and Adjustment of Sales (2020)

Search criteria for market transactions utilized in this assignment is as follows:

- Searched for Property Type - Improved and Vacant parcels.
- Searched by Sale Date - from 1/1/2020 to 01/01/2024.
- Searched by Sale Type – WS(Waterfront Sale)
- Searched by designated Waterfront Neighborhood Codes associated with Lake Dunlap, Lake McQueeney, Lake Placid, Lake Seguin, and Meadow Lake.

The criteria outlined above returned a total of **325** transactions; **273** transactions of Improved parcels and **52** vacant parcels.

Breakdown of confirmed sales activity by lake is as follows: **Lake Dunlap** (36), **Lake McQueeney** (144), **Lake Placid** (79), **Lake Seguin** (31), and **Meadow Lake** (39).

Location of confirmed sales were further identified by their type (view) of waterfront¹; **River** (248), **Big Lake** (17), **Cove** (12), **Canal** (19), and **Slough** (29).

The effective date of the analysis is January 1, 2024, as prescribed by the Texas Property Tax Code, Section 23.01(a).

The market area considered encompasses all real property within boundaries of Guadalupe County located along the Guadalupe River within designated lake regions; Lake Dunlap, Lake McQueeney, Lake Placid, Lake Seguin, and Meadow Lake.

The appraiser's work file contains market sales information, analytical spreadsheets, other supporting documentation, and reconciliation notes.

¹ Descriptions of each waterfront type (view) is outlined within the body of this report.

ASSUMPTIONS AND LIMITING CONDITIONS

The appraiser conducting this analysis and conclusions contained herein are subject to the following extraordinary assumptions and limiting conditions:

1. This report has been prepared exclusively for development of land valuation models of lake region parcels.
2. Property characteristic data upon which this analysis is based is assumed to be correct.
3. Validation of sale transactions are attempted through owner confirmations, field reviews, and sales data obtained from third party vendors, and are deemed reliable.

Extraordinary assumption is defined by USPAP as, “An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”

All extraordinary assumptions, when necessary, are declared within the report where taken.

STANDARD ON VERIFICATION AND ADJUSTMENT OF SALES —2020

6.3 Market/Time Adjustments

There should be a program to track changes in price levels over time and adjust sale prices for time as required. Time adjustments should be based on market analysis and be appropriately supported. Valid time adjustment techniques are as follows:

- Tracking sales-to-appraisal ratios over time (Figure 2)
- Including date of sale as a variable in regression or feedback models
- Analyzing resales
- Comparing per-unit values over time in homogeneous strata, such as a subdivision or condominium complex
- Isolating the effect of time through paired sales analysis.

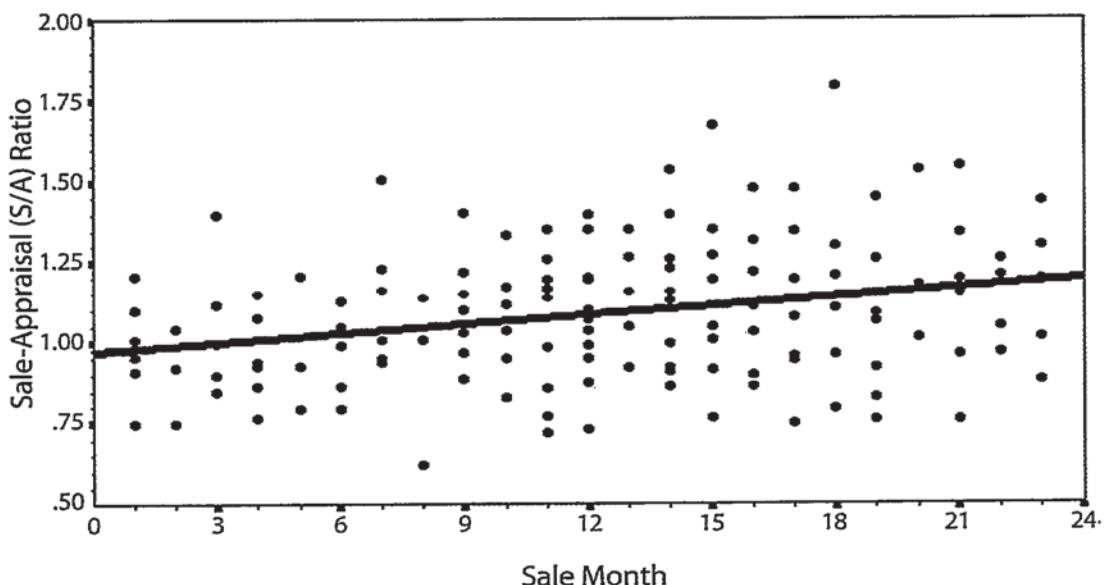


FIGURE 2. Example of a time adjustment plot of sale-to-appraisal ratios

These techniques are discussed in *Mass Appraisal of Real Property* (Gloudemans 1999), *Property Appraisal and Assessment Administration* (Eckert, Gloudemans, and Almy 1990, Appendix 5-3), and *Improving Real Property Assessment* (IAAO 1978, Section 4.6). If sale prices have generally been rising, ratios for sales that occurred after the assessment date tend to understate the overall level of appraisal. Similarly, sales ratios for sales that occurred before the assessment date tend to overstate the level of appraisal. If prices are generally declining, an opposite pattern results. When tracking sale-to-appraisal ratios over time (using the inverse ratio technique) for determining time adjustments, it is important that ratios for chased sales be excluded, since there is no correlation of such sales ratios with the date of sale.

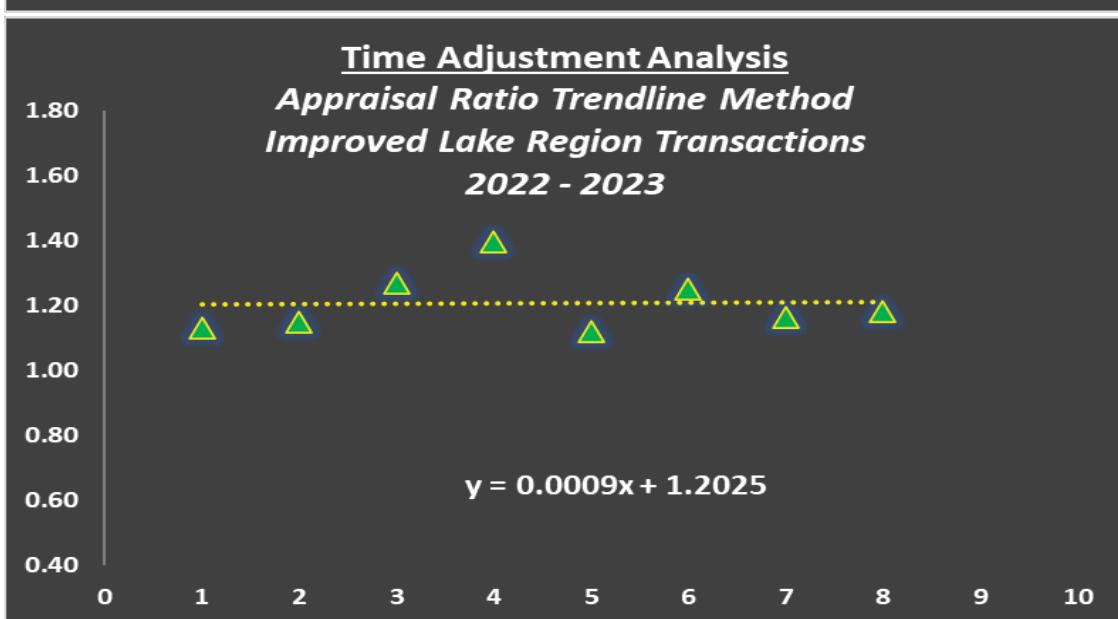
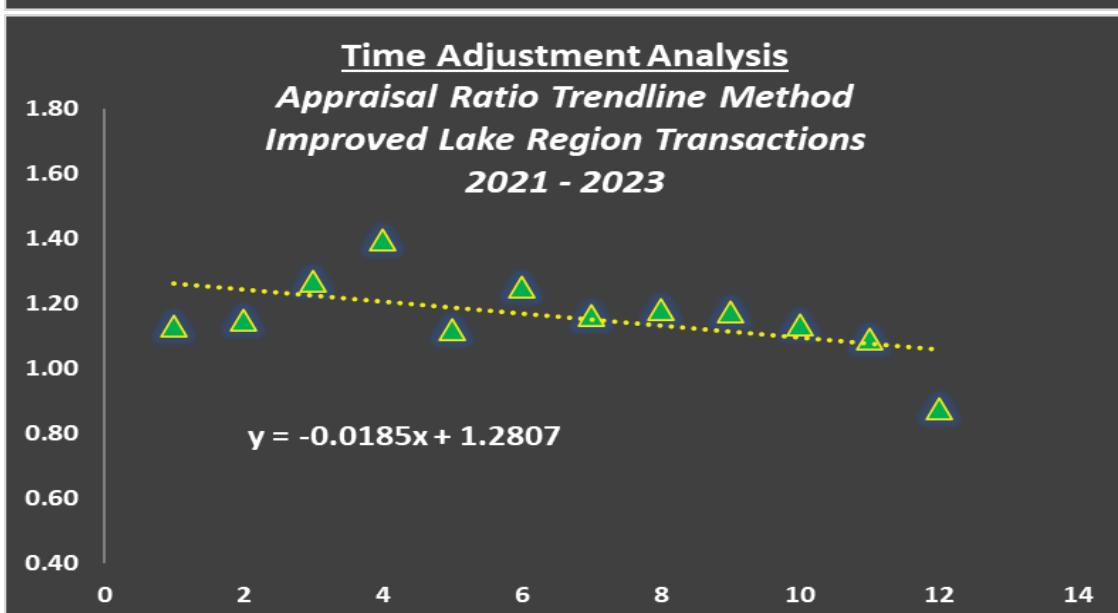
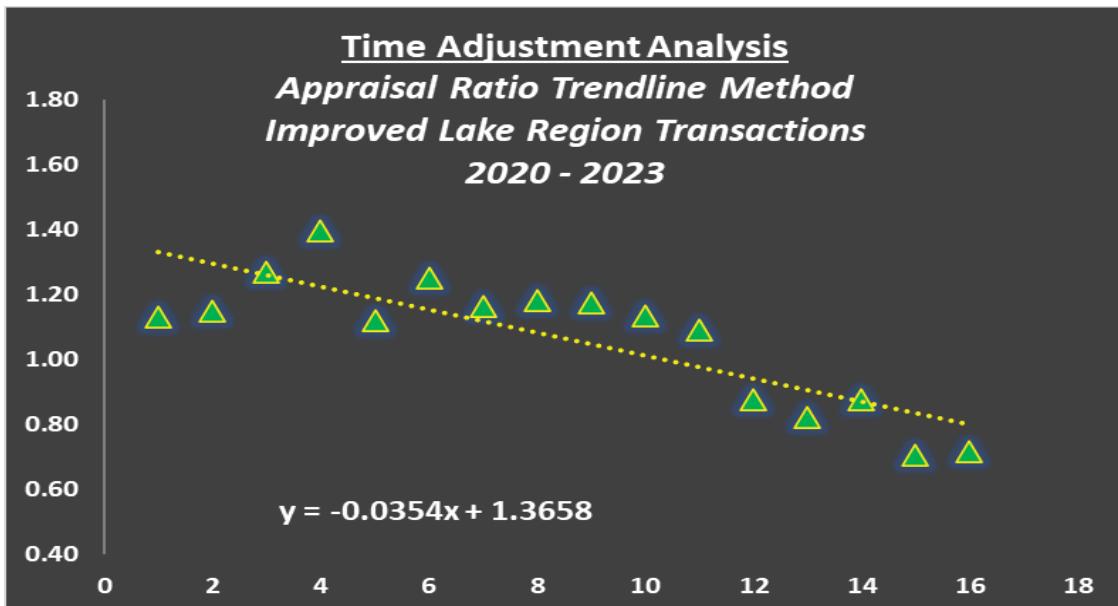
Changes in price levels should be monitored and time adjustments made by geographic area and type of property, because different segments of the market tend to change in value at different rates. Oversight agencies can make any appropriate time adjustments after making all other adjustments. **Time adjustments should be applied prior to any statistical analysis**; however, atypical sales should be removed for the time-trend application. These atypical sales should, however, be included during the outlier trimming process, which occurs during the statistical phase of the ratio study program.

TIME ADJUSTMENT ANALYSIS

Appraisal Ratio Trendline Method

Improved Lake Region Transactions

Observation Period		Sample Size	Sale Ratio	Appraisal Ratio	Trendline Ratio	Trendline Ratio	Trendline Ratio
2020	Qtr1	16	6	1.40	0.72	0.7994	
	Qtr2	15	19	1.42	0.71	0.8348	
	Qtr3	14	39	1.14	0.88	0.8702	
	Qtr4	13	26	1.22	0.82	0.9056	
2021	Qtr1	12	17	1.14	0.87	0.941	1.0587
	Qtr2	11	22	0.92	1.09	0.9764	1.0772
	Qtr3	10	21	0.88	1.13	1.0118	1.0957
	Qtr4	9	16	0.85	1.17	1.0472	1.1142
2022	Qtr1	8	17	0.85	1.18	1.0826	1.1327
	Qtr2	7	18	0.86	1.16	1.118	1.1512
	Qtr3	6	21	0.80	1.25	1.1534	1.1697
	Qtr4	5	5	0.89	1.12	1.1888	1.1882
2023	Qtr1	4	7	0.72	1.39	1.2242	1.2067
	Qtr2	3	12	0.79	1.27	1.2596	1.2252
	Qtr3	2	12	0.87	1.15	1.295	1.2437
	Qtr4	1	8	0.88	1.13	1.3304	1.2622
				2020	2021	2022	
		Indicated Time Adjustment		Improved Sales	Improved Sales	Improved Sales	
		<i>Change Rate Total</i>		53.10%	20.35%	0.63%	
		<i>Change Rate per Year</i>		13.28%	6.78%	0.32%	
		<i>Change Rate per Qtr</i>		3.32%	1.70%	0.08%	
		<i>Change Rate per Day</i>		0.04%	0.02%	0.00%	



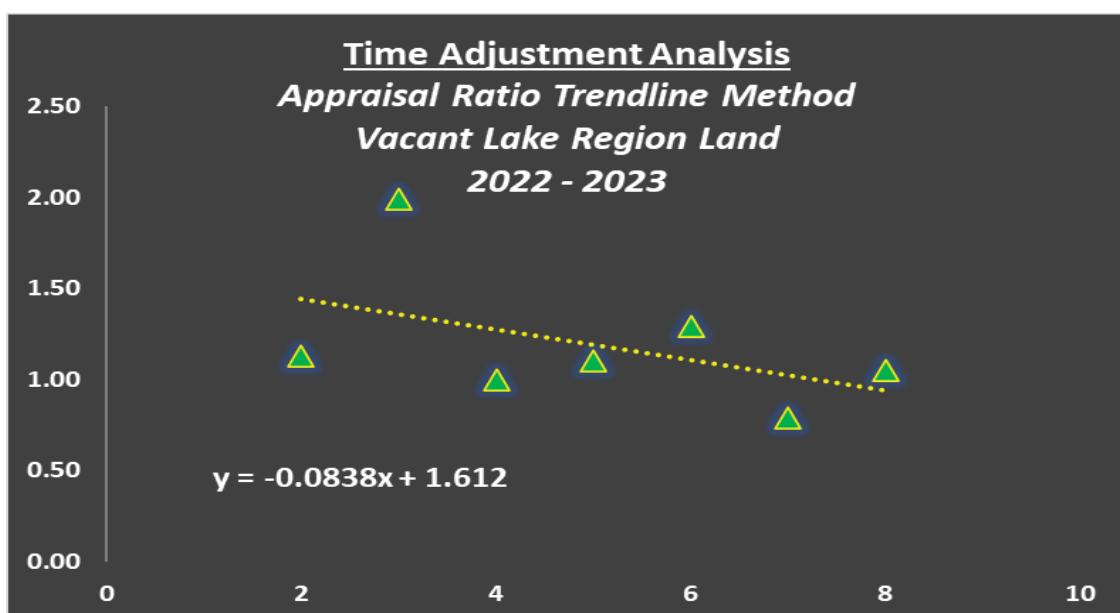
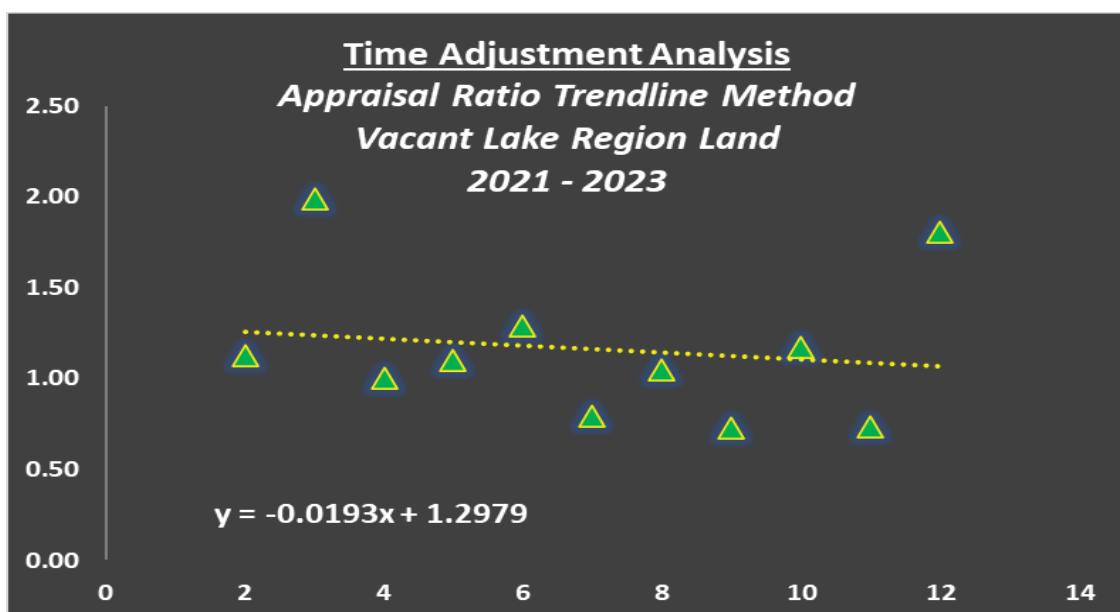
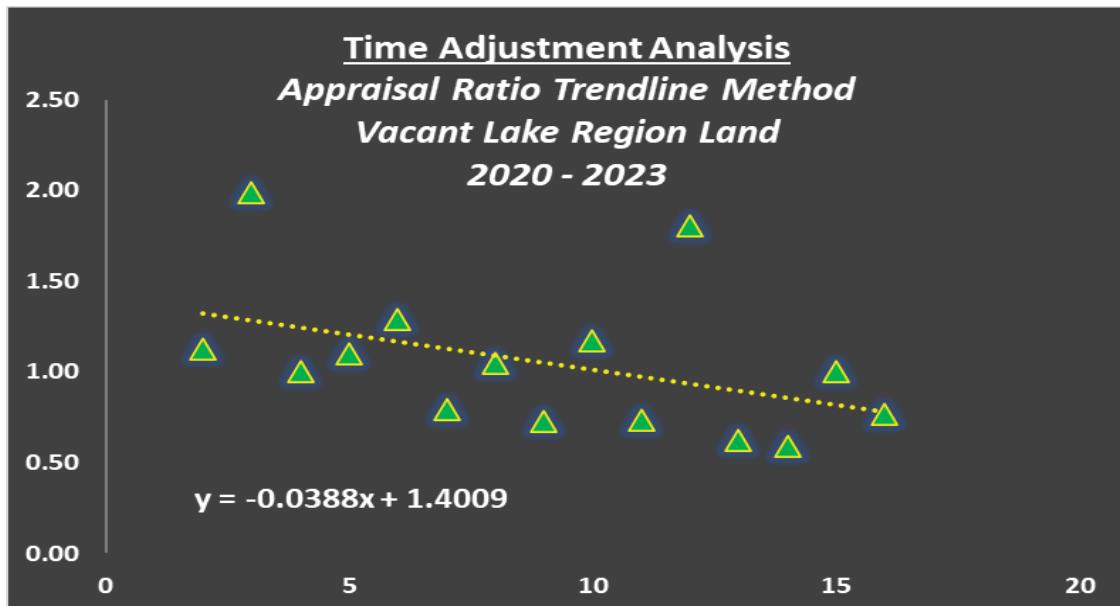
TIME ADJUSTMENT ANALYSIS

Appraisal Ratio Trendline Method

Vacant Lake Region Land Transactions

	Observation Period	Sample Size	Sale Ratio	Appraisal Ratio	Trendline Ratio	Trendline	Trendline
						Ratio	Ratio
2020	Qtr1 16	2	1.30	0.77	0.7801	1.0663	0.9416
	Qtr2 15	1	1.00	1.00	0.8189		
	Qtr3 14	8	1.69	0.59	0.8577		
	Qtr4 13	3	1.61	0.62	0.8965		
2021	Qtr1 12	1	0.55	1.80	0.9353	1.0856	1.0254
	Qtr2 11	5	1.36	0.73	0.9741		
	Qtr3 10	10	0.85	1.17	1.0129		
	Qtr4 9	3	1.38	0.73	1.0517		
2022	Qtr1 8	2	0.95	1.05	1.0905	1.1821	1.1092
	Qtr2 7	4	1.26	0.79	1.1293		
	Qtr3 6	3	0.78	1.29	1.1681		
	Qtr4 5	2	0.91	1.10	1.2069		
2023	Qtr1 4	3	1.00	1.00	1.2457	1.2014	1.193
	Qtr2 3	1	0.50	1.99	1.2845		
	Qtr3 2	2	0.89	1.13	1.3233		

	Indicated Time Adjustment	2020 Land Sales	2021 Land Sales	2022 Land Sales
	Change Rate Total	54.32%	19.30%	50.28%
	Change Rate per Year	14.49%	7.02%	28.73%
	Change Rate per Qtr	3.62%	1.75%	7.18%
	Change Rate per Day	0.04%	0.02%	0.08%



Time Adjustment Analysis

Regression Analysis Method

Regression Statistics	
Multiple R	0.7838
R Square	0.6143
Adjusted R Square	0.5930
Standard Error	\$318,800
Observations	325

Variable Observations	Coefficients	Standard Error	t Stat
Intercept	\$1,191,202	\$128,665	9.26
Days Since Closing	\$303	\$48	6.27
Vacant	-\$407,413	\$51,443	(7.92)
Acres	-\$54,788	\$12,648	(4.33)
WF	\$1,358	\$136	9.98
Cove Model Benchmark			
Canal	-\$272,918	\$120,106	(2.27)
Slough	-\$226,478	\$112,608	(2.01)
Big Lake	\$370,627	\$122,257	3.03
River	\$33,189	\$97,503	0.34
Lake Dunlap (LD) Model Benchmark			
Lake McQueeney (LM)	\$34,928	\$66,637	0.52
Lake Placid (LP)	-\$276,844	\$68,366	(4.05)
Lake Seguin (LKS)	-\$457,919	\$86,022	(5.32)
Meadow Lake (ML)	-\$425,368	\$80,116	(5.31)

Transaction Type	Predicted Base Value	Indicated TA Adj \$ Year	Indicated TA Factor
Land Transactions	\$783,789	\$110,726	14.1%
Improved Transactions	\$1,191,202	\$110,726	9.3%

Waterfront Model Development

Multiple Regression Analysis

Regression Statistics	
Multiple R	0.8967
R Square	0.8041
Adjusted R Square	0.7940
Standard Error	\$267,073
Observations	325

Model Variable	Observations	Coefficients	Standard Error	t Stat
Intercept		\$581,027	\$473,186	1.23
Vacant		-\$139,794	\$493,604	-0.28
Acres		-\$16,832	\$11,379	-1.48
WF		\$1,672	\$208	8.03
Canal		-\$272,947	\$69,831	-3.91
Slough		-\$193,315	\$58,297	-3.32
Big Lake		\$254,302	\$69,664	3.65
Lake Placid (LP)		-\$159,522	\$39,955	-3.99
Lake Seguin (LKS)		-\$385,353	\$57,041	-6.76
Meadow Lake (ML)		-\$320,478	\$51,884	-6.18
Q1 (-8 or 9)		\$1,399,387	\$502,687	2.78
Q2 (-7)		\$728,763	\$497,731	1.46
Q3 (-6)		\$312,370	\$496,636	0.63
Q4 (-5)		\$80,539	\$496,072	0.16
Q5 (-4)		-\$29,427	\$492,987	-0.06
Q6 (-3 or 2)		\$16,819	\$566,915	0.03
QM (MFD)		-\$115,950	\$503,887	-0.23

Model Indicated Benc mark s

WF Type/ View: River & Cove

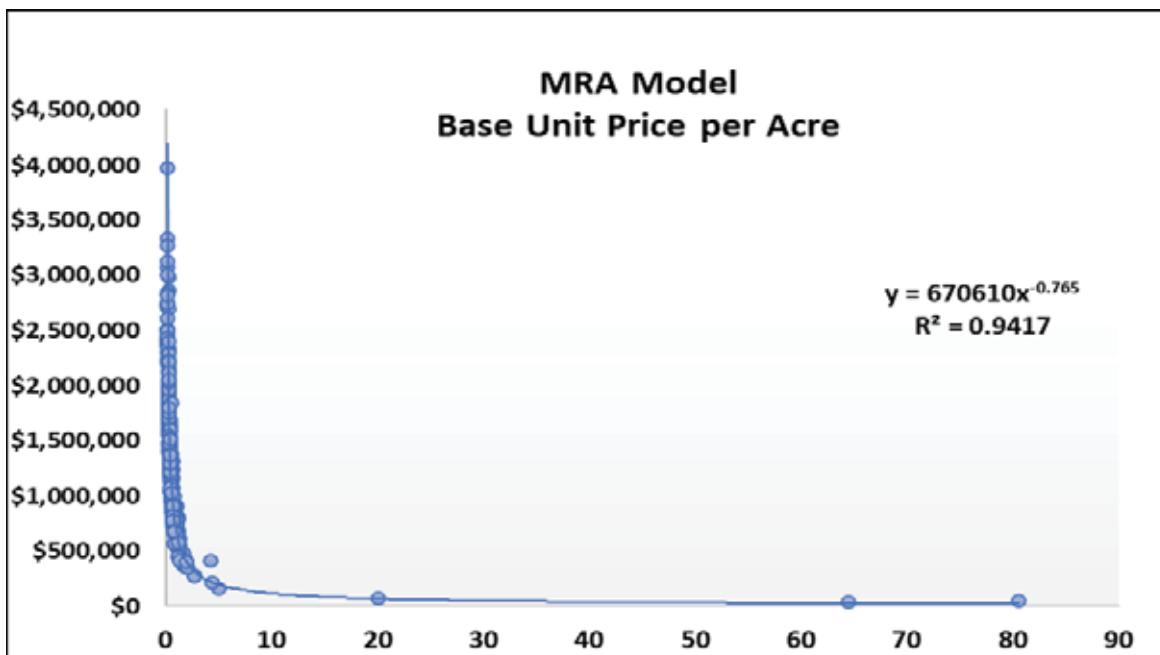
Lake Region: Lake Dunlap & Lake McQueeney

Model Predicted Ratio Results

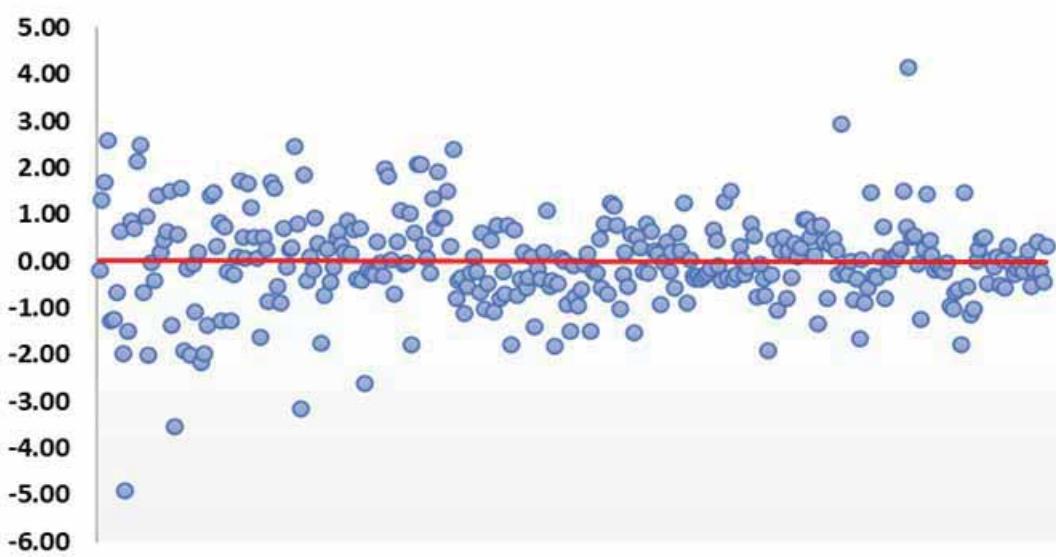
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Greater than indicates higher priced properties are underappraised in comparison to lower priced properties



MRA Model Scatter Plot

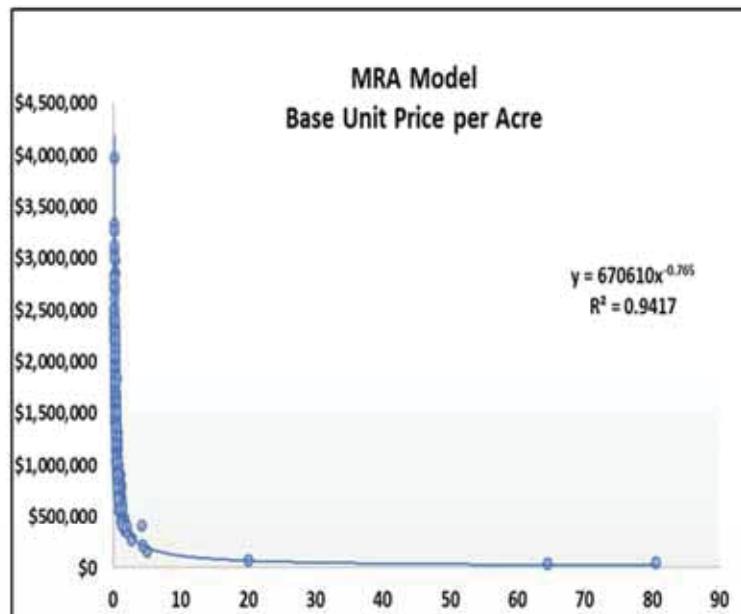


Model Variable	Standard		
Observations	Coefficients	Error	t Stat
Intercept	\$581,027	\$473,186	1.23
Vacant	-\$139,794	\$493,604	-0.28
Acres	-\$16,832	\$11,379	-1.48
WF	\$1,672	\$208	8.03
Canal	-\$272,947	\$69,831	-3.91
Slough	-\$193,315	\$58,297	-3.32
Big Lake	\$254,302	\$69,664	3.65
Lake Placid (LP)	-\$159,522	\$39,955	-3.99
Lake Seguin (LKS)	-\$385,353	\$57,041	-6.76
Meadow Lake (ML)	-\$320,478	\$51,884	-6.18

Model Indicated Benchmarks

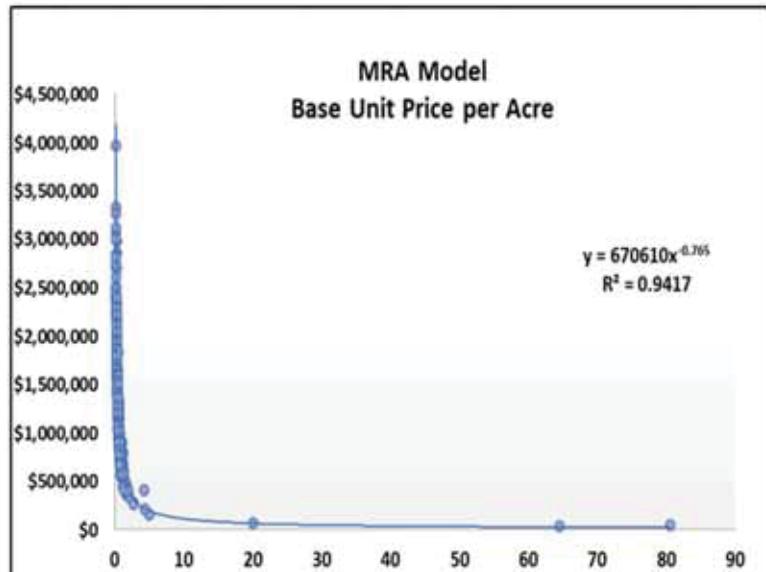
WF Type/ View: River & Cove

Lake Region: Lake Dunlap & Lake McQueeney



Lake Dunlap & Lake McQueeney Land Modifiers									
Proposed Lake Region Base Acreage Schedule*		River/ Cove		Big Lake (LM Only)		Canal		Slough	
Parcel Size	Base UP	Modified Base UP	Modifier Factor	Modified Base UP	Modifier Factor	Modified Base UP	Modifier Factor	Modified Base UP	Modifier Factor
0.10	\$ 3,903,642	\$ 3,903,642	1.000	\$ 6,446,660	1.651	\$ 1,174,176	0.301	\$ 1,970,493	0.505
0.15	\$ 2,862,597	\$ 2,862,597	1.000	\$ 4,557,942	1.592	\$ 1,042,952	0.364	\$ 1,573,831	0.550
0.20	\$ 2,297,112	\$ 2,297,112	1.000	\$ 3,568,620	1.554	\$ 932,378	0.406	\$ 1,330,537	0.579
0.25	\$ 1,936,627	\$ 1,936,627	1.000	\$ 2,953,834	1.525	\$ 844,840	0.436	\$ 1,163,367	0.601
0.50	\$ 1,139,615	\$ 1,139,615	1.000	\$ 1,648,218	1.446	\$ 593,721	0.521	\$ 752,985	0.661
0.75	\$ 835,696	\$ 835,696	1.000	\$ 1,174,765	1.406	\$ 471,767	0.565	\$ 577,942	0.692
1.00	\$ 670,610	\$ 670,610	1.000	\$ 924,912	1.379	\$ 397,663	0.593	\$ 477,295	0.712
2.00	\$ 394,623	\$ 394,623	1.000	\$ 521,774	1.322	\$ 258,149	0.654	\$ 297,965	0.755
3.00	\$ 289,383	\$ 289,383	1.000	\$ 374,150	1.293	\$ 198,400	0.686	\$ 224,944	0.777
4.00	\$ 232,217	\$ 232,217	1.000	\$ 295,793	1.274	\$ 163,980	0.706	\$ 183,888	0.792
5.00	\$ 195,775	\$ 195,775	1.000	\$ 246,636	1.260	\$ 141,186	0.721	\$ 157,112	0.803
10.00	\$ 115,205	\$ 115,205	1.000	\$ 140,635	1.221	\$ 87,910	0.763	\$ 95,873	0.832
15.00	\$ 84,481	\$ 84,481	1.000	\$ 101,435	1.201	\$ 66,285	0.785	\$ 71,594	0.847
20.00	\$ 67,793	\$ 67,793	1.000	\$ 80,508	1.188	\$ 54,145	0.799	\$ 58,127	0.857
25.00	\$ 57,154	\$ 57,154	1.000	\$ 67,326	1.178	\$ 46,236	0.809	\$ 49,421	0.865
35.00	\$ 44,183	\$ 44,183	1.000	\$ 51,449	1.164	\$ 36,385	0.823	\$ 38,660	0.875
50.00	\$ 33,632	\$ 33,632	1.000	\$ 38,718	1.151	\$ 28,173	0.838	\$ 29,766	0.885
60.00	\$ 29,254	\$ 29,254	1.000	\$ 33,492	1.145	\$ 24,705	0.844	\$ 26,032	0.890
70.00	\$ 26,000	\$ 26,000	1.000	\$ 29,633	1.140	\$ 22,101	0.850	\$ 23,238	0.894
80.00	\$ 23,475	\$ 23,475	1.000	\$ 26,654	1.135	\$ 20,063	0.855	\$ 21,059	0.897
90.00	\$ 21,452	\$ 21,452	1.000	\$ 24,278	1.132	\$ 18,420	0.859	\$ 19,304	0.900
100.00	\$ 19,791	\$ 19,791	1.000	\$ 22,334	1.128	\$ 17,062	0.862	\$ 17,858	0.902

Model Variable	Standard		
Observations	Coefficients	Error	t Stat
Intercept	\$581,027	\$473,186	1.23
Vacant	-\$139,794	\$493,604	-0.28
Acres	-\$16,832	\$11,379	-1.48
WF	\$1,672	\$208	8.03
Canal	-\$272,947	\$69,831	-3.91
Slough	-\$193,315	\$58,297	-3.32
Big Lake	\$254,302	\$69,664	3.65
Lake Placid (LP)	-\$159,522	\$39,955	-3.99
Lake Seguin (LKS)	-\$385,353	\$57,041	-6.76
Meadow Lake (ML)	-\$320,478	\$51,884	-6.18



Model Indicated Benchmarks

WF Type/ View: River & Cove

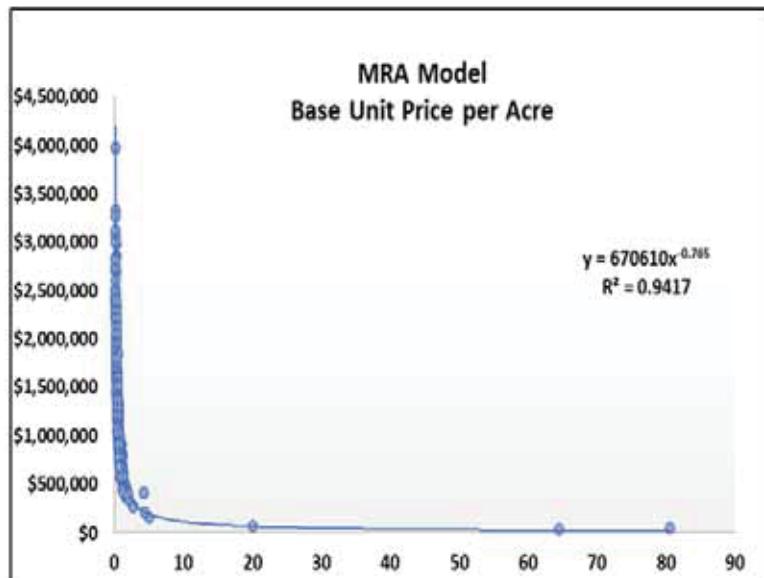
Lake Region: Lake Dunlap & Lake McQueeney

Model Variable	Standard		
Observations	Coefficients	Error	t Stat
Intercept	\$581,027	\$473,186	1.23
Vacant	-\$139,794	\$493,604	-0.28
Acres	-\$16,832	\$11,379	-1.48
WF	\$1,672	\$208	8.03
Canal	-\$272,947	\$69,831	-3.91
Slough	-\$193,315	\$58,297	-3.32
Big Lake	\$254,302	\$69,664	3.65
Lake Placid (LP)	-\$159,522	\$39,955	-3.99
Lake Seguin (LKS)	-\$385,353	\$57,041	-6.76
Meadow Lake (ML)	-\$320,478	\$51,884	-6.18

Model Indicated Benchmarks

WF Type/ View: River & Cove

Lake Region: Lake Dunlap & Lake McQueeney



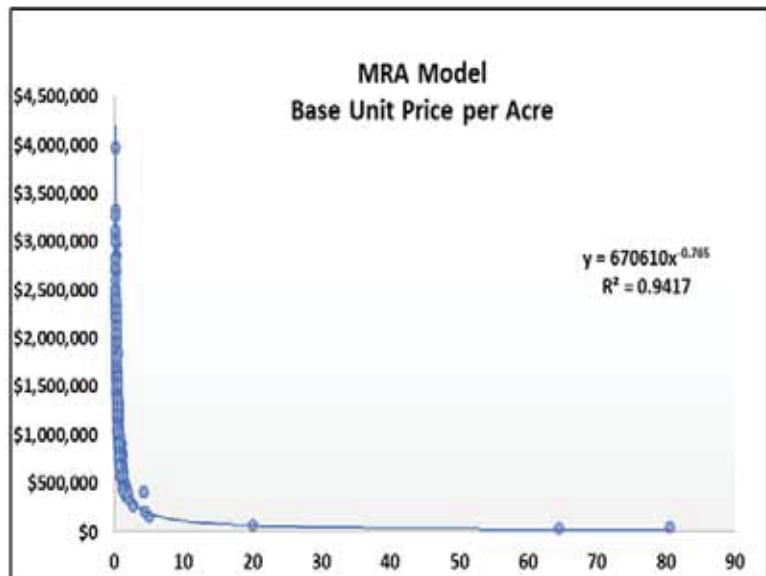
Lake Seguin Land Modifiers				
Proposed Lake Region Base Acreage Schedule*		River		
Parcel Size	Base UP	Modified Base UP	Modifier Factor	
0.10	\$ 3,903,642	\$ 50,116	0.013	
0.15	\$ 2,862,597	\$ 293,579	0.103	
0.20	\$ 2,297,112	\$ 370,348	0.161	
0.25	\$ 1,936,627	\$ 395,216	0.204	
0.50	\$ 1,139,615	\$ 368,909	0.324	
0.75	\$ 835,696	\$ 321,892	0.385	
1.00	\$ 670,610	\$ 285,257	0.425	
2.00	\$ 394,623	\$ 201,946	0.512	
3.00	\$ 289,383	\$ 160,932	0.556	
4.00	\$ 232,217	\$ 135,879	0.585	
5.00	\$ 195,775	\$ 118,705	0.606	
10.00	\$ 115,205	\$ 76,669	0.666	
15.00	\$ 84,481	\$ 58,791	0.696	
20.00	\$ 67,793	\$ 48,525	0.716	
25.00	\$ 57,154	\$ 41,740	0.730	
35.00	\$ 44,183	\$ 33,173	0.751	
50.00	\$ 33,632	\$ 25,925	0.771	
60.00	\$ 29,254	\$ 22,831	0.780	
70.00	\$ 26,000	\$ 20,495	0.788	
80.00	\$ 23,475	\$ 18,658	0.795	
90.00	\$ 21,452	\$ 17,171	0.800	
100.00	\$ 19,791	\$ 15,938	0.805	

Model Variable	Standard		
Observations	Coefficients	Error	t Stat
Intercept	\$581,027	\$473,186	1.23
Vacant	-\$139,794	\$493,604	-0.28
Acres	-\$16,832	\$11,379	-1.48
WF	\$1,672	\$208	8.03
Canal	-\$272,947	\$69,831	-3.91
Slough	-\$193,315	\$58,297	-3.32
Big Lake	\$254,302	\$69,664	3.65
Lake Placid (LP)	-\$159,522	\$39,955	-3.99
Lake Seguin (LKS)	-\$385,353	\$57,041	-6.76
Meadow Lake (ML)	-\$320,478	\$51,884	-6.18

Model Indicated Benchmarks

WF Type/ View: River & Cove

Lake Region: Lake Dunlap & Lake McQueeney

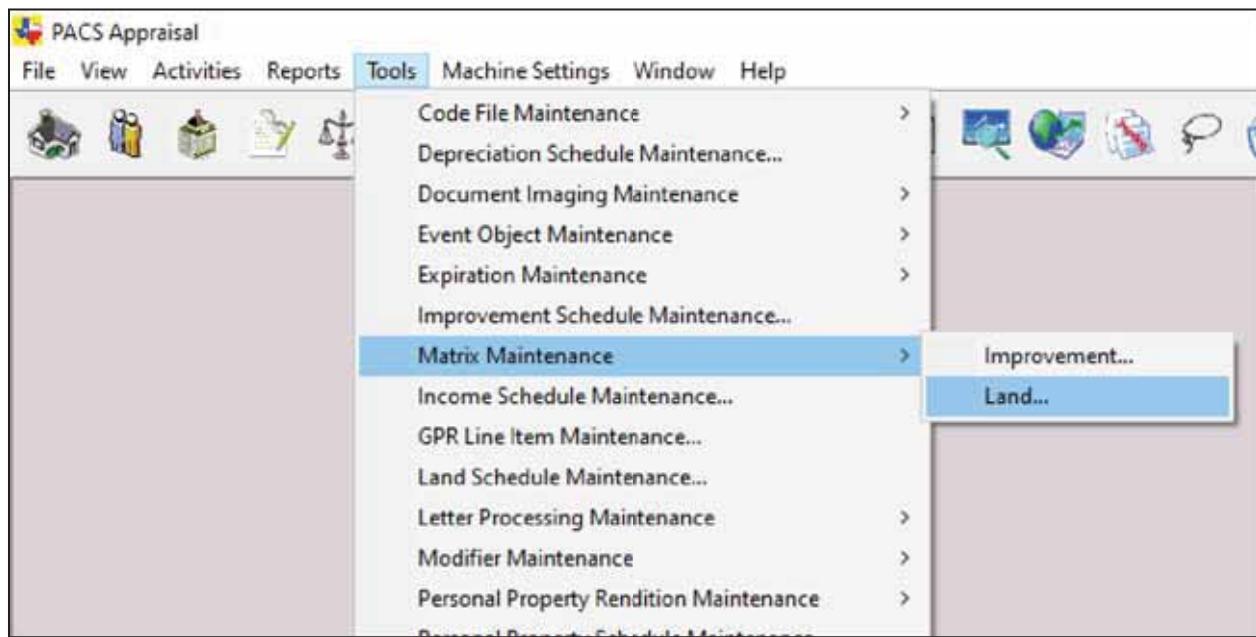


Meadow Lake Land Modifiers

Proposed Lake Region Base Acreage Schedule*		River		Slough	
Parcel Size	Base UP	Modified Base UP	Modifier Factor	Modified Base UP	Modifier Factor
0.10	\$3,903,642	\$ 698,866	0.179	\$ 112,029	0.160
0.15	\$2,862,597	\$ 726,079	0.254	\$ 112,029	0.154
0.20	\$2,297,112	\$ 694,723	0.302	\$ 112,029	0.161
0.25	\$1,936,627	\$ 654,716	0.338	\$ 112,029	0.171
0.50	\$1,139,615	\$ 498,659	0.438	\$ 112,029	0.225
0.75	\$ 835,696	\$ 408,392	0.489	\$ 150,639	0.369
1.00	\$ 670,610	\$ 350,132	0.522	\$ 156,817	0.448
2.00	\$ 394,623	\$ 234,384	0.594	\$ 137,726	0.588
3.00	\$ 289,383	\$ 182,557	0.631	\$ 118,118	0.647
4.00	\$ 232,217	\$ 152,098	0.655	\$ 103,769	0.682
5.00	\$ 195,775	\$ 131,680	0.673	\$ 93,017	0.706
10.00	\$ 115,205	\$ 83,157	0.722	\$ 63,825	0.768
15.00	\$ 84,481	\$ 63,116	0.747	\$ 50,228	0.796
20.00	\$ 67,793	\$ 51,769	0.764	\$ 42,103	0.813
25.00	\$ 57,154	\$ 44,335	0.776	\$ 36,602	0.826
35.00	\$ 44,183	\$ 35,027	0.793	\$ 29,503	0.842
50.00	\$ 33,632	\$ 27,223	0.809	\$ 23,357	0.858
60.00	\$ 29,254	\$ 23,913	0.817	\$ 20,691	0.865
70.00	\$ 26,000	\$ 21,422	0.824	\$ 18,660	0.871
80.00	\$ 23,475	\$ 19,469	0.829	\$ 17,053	0.876
90.00	\$ 21,452	\$ 17,891	0.834	\$ 15,744	0.880
100.00	\$ 19,791	\$ 16,586	0.838	\$ 14,653	0.883

LAND MATRIX OVERVIEW – LAKE REGIONS

Land matrices are located under Tools>>>Matrix Maintenance>>>Land.



The Land Matrix screen is opened providing viewer the ability to view details of an existing matrix or create a new land matrix.

Land Matrix		
Year: 2024		
Description	Label	Axi
BASE SINGLE TRENDLINE_NON-COMPLEX	UC	SINI
LAKE REGION BASE	UC	SINI
LAKE REGION - LAND CLASS MODIFIER	MOD	LAN
LAKE REGION - LAND INFLUENCE MODIFIER	LAND_INF	LAN
TEST LAKE REGION BASE	UC	SINI
TEST LAKE REGION - LAND CLASS MODIFIER	MOD	LAN
TEST LAKE REGION - LAND INFLUENCE MODIFIER	LAND_INF	LAN
LAKE REGION - INFLUENCE MODIFIER (LD)	LAND_INF	LAN
LAKE REGION - INFLUENCE MODIFIER (LM)	LAND_INF	LAN
LAKE REGION - INFLUENCE MODIFIER (LP)	LAND_INF	LAN
LAKE REGION - INFLUENCE MODIFIER (LKS)	LAND_INF	LAN
LAKE REGION - INFLUENCE MODIFIER (ML)	LAND_INF	LAN
LAKE REGION - BASE UP	UC	SINI
LAKE REGION - LOCATION MODIFIER	MOD	LAN

Buttons:

- New...
- Details...
- Remove
- Create Copy...
- Close

Based on results of model development, GAD created **seven (7) matrix tables** for use within mass valuation of land located within the five (5) designated lake regions¹ along the Guadalupe River. The seven matrix tables include:

1. Lake Region – Base UP
2. Lake Region – Location Modifier
3. Lake Region – Influence Modifier (LP)
4. Lake Region - Influence Modifier (LM)
5. Lake Region - Influence Modifier (LP)
6. Lake Region - Influence Modifier (LKS)
7. Lake Region - Influence Modifier (ML)

Lake Region – Base UP (Unit Price)

Matrix ID 561

First table of schedule which calculates a base unit price per acre for the subject parcel.

Matrix (Matrix ID 561)

Area Acres	Single Axis
0.00	3903642.000
0.10	3903642.000
0.15	2862597.000
0.20	2297112.000
0.25	1936627.000
0.50	1139627.000
0.75	835696.000
1.00	670610.000
2.00	394623.000
3.00	289383.000
4.00	232217.000
5.00	195775.000
10.00	115205.000
15.00	84481.000
20.00	67793.000
25.00	57154.000

Default Cell Value:

Interpolate

Preview Print Set Selected Cell Values OK Apply Cancel

¹ Lake Dunlap (LD), Lake McQueeney (LM), Lake Placid (LP), Lake Seguin (LKS), and Meadow Lake (ML).

Lake Region – Location Modifier

Matrix ID 562

Second table in land schedule which modifies calculated base unit price determined by Matrix ID 561 to subject parcel's specific designated lake region.

Matrix (Matrix ID 562)

Area Acres / Land Class						Default Cell Value: 1.000
	LM	LD	LP	LKS	ML	
0.00	100.000	100.000	59.100	1.300	17.900	
0.10	100.000	100.000	59.100	1.300	17.900	
0.15	100.000	100.000	62.800	10.300	25.400	
0.20	100.000	100.000	65.300	16.100	30.200	
0.25	100.000	100.000	67.100	20.400	33.800	
0.50	100.000	100.000	72.000	32.400	43.800	
0.75	100.000	100.000	74.500	38.500	48.900	
1.00	100.000	100.000	76.200	42.500	52.200	
2.00	100.000	100.000	79.800	51.200	59.400	
3.00	100.000	100.000	81.600	55.600	53.100	
4.00	100.000	100.000	82.800	58.500	65.500	
5.00	100.000	100.000	83.700	60.600	67.300	
10.00	100.000	100.000	86.200	66.600	72.200	
15.00	100.000	100.000	87.400	69.600	74.700	
20.00	100.000	100.000	88.200	71.600	76.400	
25.00	100.000	100.000	88.800	73.000	77.600	

Interpolate

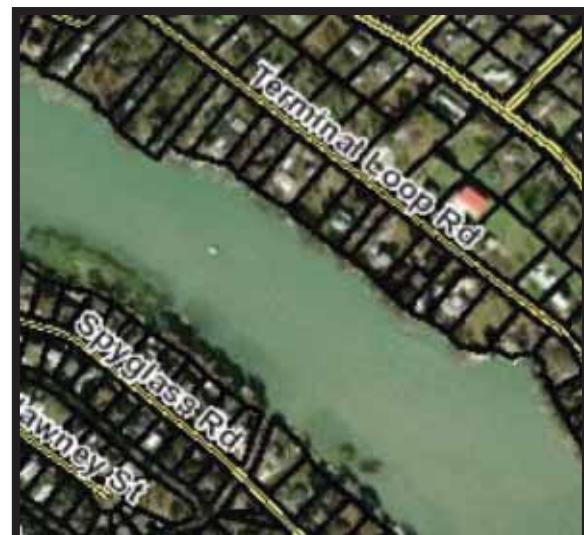
Preview Print Set Selected Cell Values OK Apply Cancel

Lake Region – Influence Modifier

Observed results of performed multiple regression analysis (MRA) within model development indicated five (5) specific waterfront types or views which were shown to impact market prices paid for a property within the lake regions: River, Cove, Big Lake, Canal, and Slough. For clarity, a description is provided below of each influence identified.

River

This type of waterfront influence was determined to be the model benchmark and, generally speaking, featured an unobstructed view of a flowing river up to 500ft.



Cove

This type of waterfront influence is best described by the National Park Service (2018), “A cove is a small, sheltered, circular bay with a narrow opening that protects it from strong currents. It can be found on the coast of an ocean, lake, or river.”

There are several instances where GAD has recognized this waterfront type along the lake regions. They are generally small inlets where waterflow is present but to a lesser degree than the river. Below are a few examples.



Canal

The Merriam-Webster Dictionary (2024) defines a canal, as *“an artificial waterway for navigation (boats) or for draining or irrigating land.”*

Prior to 2024, many secondary waterways along the Guadalupe River were classified as a ‘canal’. This was intended to segment secondary waterways from the more desirable primary waterways (river, open lake area of McQueeney, etc.) for valuation purposes.

In actuality, there are only a few true canal waterways where privately owned property is located; all are found within the Lake McQueeney region. Below are overhead images of these areas.



Slough

Generally speaking, a slough is a secondary waterway along a river. Sloughs are a natural side-channel to a main river. Sloughs typically are areas of slow moving or stagnant water that can be impacted on a seasonal basis.

The Guadalupe River features many of these types of waterways. They are found in nearly all lake regions with Lake Seguin the lone exception. It was these waterways, prior to 2024, that were previously appraised under the term 'canal'.

Many of the sloughs along the Guadalupe River, with historical water levels present, provide property owners with access to their respective lake region. Some sloughs are deep enough to facilitate the use of small watercraft.

Below are examples of residential development along the major slough of the Guadalupe River.

Lake Dunlap – River Bend



Lake Dunlap Region – Chinaberry



Lake McQueeney – Lake Creek



Lake McQueeney – River Springs



Lake Placid – Turtle Ln/ Lakeside Dr (Horseshoe Canal)



Lake Placid – Short/Lakewood Drive



Meadow Lake Region – Buerger lane

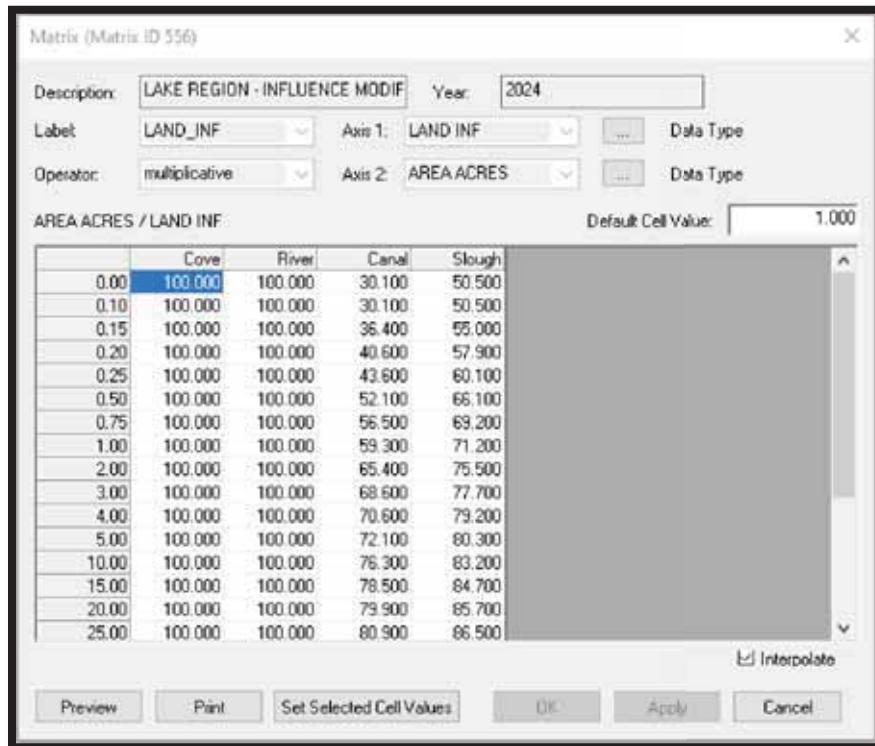


Land Influence Matrices

To accommodate the calculated impact of a specific land influence to a subject's market value potential, individual influence modifier matrices were developed for each lake region. Below are the five-lake region specific land influence modifier matrices.

Lake Region – Influence Modifier (LD)

Matrix ID 556



Matrix (Matrix ID 556)

Description: LAKE REGION - INFLUENCE MODIF Year: 2024

Label: LAND_INF Axis 1: LAND INF Data Type

Operator: multiplicative Axis 2: AREA.ACRES Data Type

AREA.ACRES / LAND INF Default Cell Value: 1.000

	Cove	River	Canal	Slough
0.00	100,000	100,000	30,100	50,500
0.10	100,000	100,000	30,100	50,500
0.15	100,000	100,000	36,400	55,000
0.20	100,000	100,000	40,600	57,900
0.25	100,000	100,000	43,600	60,100
0.50	100,000	100,000	52,100	66,100
0.75	100,000	100,000	56,500	69,200
1.00	100,000	100,000	59,300	71,200
2.00	100,000	100,000	65,400	75,500
3.00	100,000	100,000	68,600	77,700
4.00	100,000	100,000	70,600	79,200
5.00	100,000	100,000	72,100	80,300
10.00	100,000	100,000	76,300	83,200
15.00	100,000	100,000	78,500	84,700
20.00	100,000	100,000	79,900	85,700
25.00	100,000	100,000	80,900	86,500

Interpolate

Preview Paint Set Selected Cell Values OK Apply Cancel

Lake Region – Influence Modifier (LM)

Matrix ID 557

Matrix (Matrix ID 557)

Description:	LAKE REGION - INFLUENCE MODIF	Year:	2024		
Label:	LAND_INF	Axis 1:	LAND INF		
Operator:	multiplicative	Axis 2:	AREA.ACRES		
AREA.ACRES / LAND INF		Default Cell Value: 1.000			
	River	Cove	BigLake	Canal	Slough
0.00	100.000	100.000	165.100	30.100	50.500
0.10	100.000	100.000	165.100	30.100	50.500
0.15	100.000	100.000	159.200	36.400	55.000
0.20	100.000	100.000	155.400	40.800	57.900
0.25	100.000	100.000	152.500	43.600	60.100
0.50	100.000	100.000	144.600	52.100	66.100
0.75	100.000	100.000	140.600	56.500	69.200
1.00	100.000	100.000	137.900	59.300	71.200
2.00	100.000	100.000	132.200	65.400	75.500
3.00	100.000	100.000	129.300	68.800	77.700
4.00	100.000	100.000	127.400	70.800	79.200
5.00	100.000	100.000	126.000	72.100	80.300
10.00	100.000	100.000	122.100	76.300	83.200
15.00	100.000	100.000	120.100	79.500	84.700
20.00	100.000	100.000	118.800	79.900	85.700
25.00	100.000	100.000	117.800	80.900	86.500

Interpolate

Preview Print Set Selected Cell Values OK Apply Cancel

Lake Region – Influence Modifier (LP)

Matrix ID 558

Matrix (Matrix ID 558)

Description:	LAKE REGION - INFLUENCE MODIF	Year:	2024	
Label:	LAND_INF	Axis 1:	LAND INF	
Operator:	multiplicative	Axis 2:	AREA.ACRES	
AREA.ACRES / LAND INF		Default Cell Value: 1.000		
	River	Cove	Canal	Slough
0.00	59.100	59.100	3.500	16.300
0.10	59.100	59.100	3.500	16.300
0.15	62.800	62.800	4.700	28.400
0.20	65.300	65.300	5.900	35.500
0.25	67.100	67.100	10.700	40.500
0.50	72.000	72.000	24.100	52.900
0.75	74.500	74.500	31.000	58.600
1.00	76.200	76.200	35.500	62.200
2.00	79.800	79.800	45.200	69.300
3.00	81.600	81.600	50.200	72.700
4.00	82.800	82.800	53.400	74.900
5.00	83.700	83.700	55.800	76.400
10.00	86.200	86.200	62.500	80.500
15.00	87.400	87.400	65.900	82.500
20.00	88.200	88.200	68.100	83.800
25.00	88.800	88.800	69.700	84.800

Interpolate

Preview Print Set Selected Cell Values OK Apply Cancel

Lake Region – Influence Modifier (LKS)

Matrix ID 559

Matrix (Matrix ID 559)

Description:	LAKE REGION - INFLUENCE MODIF	Year:	2024
Label:	LAND_INF	Axis 1:	LAND INF
Operator:	multiplicative	Axis 2:	AREA.ACRES
AREA.ACRES / LAND INF		Default Cell Value: 1.000	
	River		
0.00	1.300		
0.10	1.300		
0.15	10.300		
0.20	16.100		
0.25	20.400		
0.50	32.400		
0.75	38.500		
1.00	42.500		
2.00	51.200		
3.00	55.600		
4.00	58.500		
5.00	60.600		
10.00	66.600		
15.00	69.600		
20.00	71.600		
25.00	73.000		

Interpolate

Preview Print Set Selected Cell Values OK Apply Cancel

Lake Region – Influence Modifier (ML)

Matrix ID 560

Matrix (Matrix ID 560)

Description:	LAKE REGION - INFLUENCE MODIF	Year:	2024
Label:	LAND_INF	Axis 1:	LAND INF
Operator:	multiplicative	Axis 2:	AREA.ACRES
AREA.ACRES / LAND INF		Default Cell Value: 1.000	
	River	Slough	
0.00	17.900	16.000	
0.10	17.900	16.000	
0.15	25.400	15.400	
0.20	30.200	16.100	
0.25	33.800	17.100	
0.50	43.800	22.500	
0.75	48.900	36.900	
1.00	52.200	44.800	
2.00	59.400	58.800	
3.00	63.100	64.700	
4.00	65.500	68.200	
5.00	67.300	70.600	
10.00	72.200	75.800	
15.00	74.700	79.600	
20.00	76.400	81.300	
25.00	77.600	82.600	

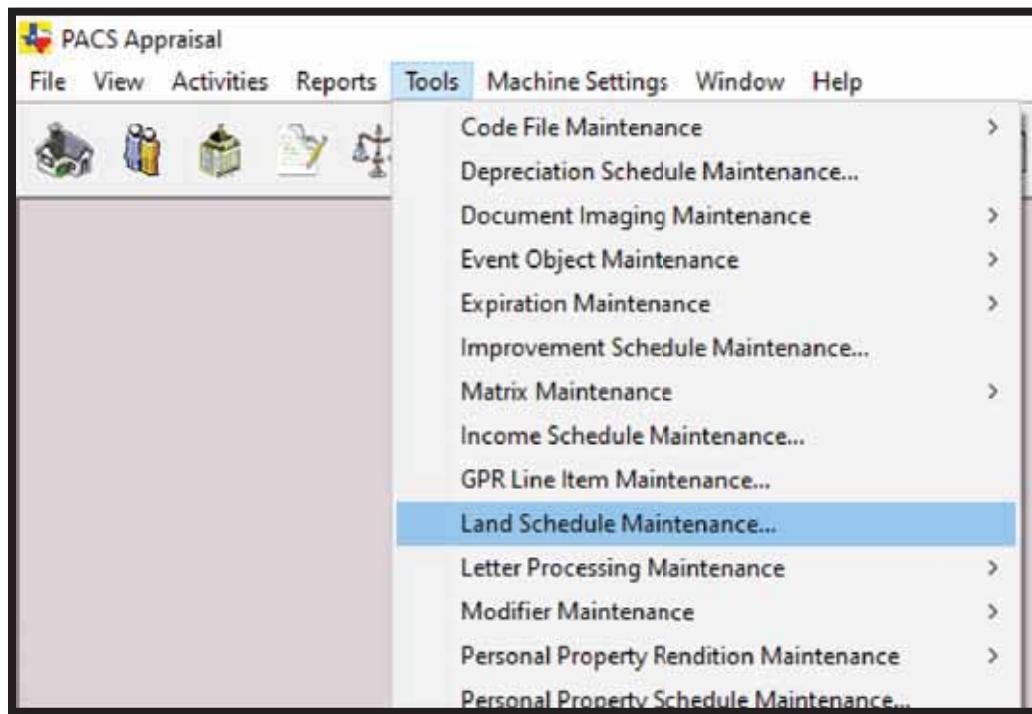
Interpolate

Preview Print Set Selected Cell Values OK Apply Cancel

Creating Land Schedule

Once matrices have been developed through land matrix maintenance tool, a land schedule can be built. Accessing land schedules within PACS is through the following path:

Tools>>>>Land Schedule Maintenance



The Land Schedule Maintenance screen will open (below). The user can choose to create a new schedule or view the details of an existing schedule for possible modification. Existing land schedules can be located by the schedule's code aided by sorting the schedule's method. Land schedules based on a parcel's acreage that incorporate matrix tables use the method: **Acres w/ Matrix**.

For the 2024 appraisal year, GAD has created five (5) new land schedules, one for each lake region along the Guadalupe River. The schedules are labeled:

- *Lake Region – Lake Dunlap*
- *Lake Region – Lake McQueeney*
- *Lake Region – Lake Placid*
- *Lake Region – Lake Seguin*
- *Lake Region – Meadow Lake*

APPENDIX A

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Observation	Vie	Class	Sale Date	Market	Acres	Sale Type	Sale	rice	Sale	rice
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APPENDIX A

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APPENDIX A

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Observation	Vie	Class	Sale Date	Market	Acres	Sale Type	Sale	rice	Sale	rice
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Observation	Vie	Class	Sale Date	Market	Acres	Sale Type	Sale	rice	Sale	rice
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ser ation Period

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
1	0.36	2.77	\$394,609	71	\$118,523	\$513,131		\$1,421,417	
2	0.46	2.16	\$404,927	100	\$167,169	\$572,096		\$1,234,029	
3	0.37	2.70	\$395,829	50	\$83,584	\$479,413		\$1,293,265	
4	0.50	2.00	\$407,571	115	\$192,244	\$599,814		\$1,199,629	
5	0.32	3.09	\$389,300	75	\$125,376	\$514,677		\$1,588,019	
6	0.85	1.18	\$421,362	157	\$262,455	\$683,816		\$807,339	
7	0.22	4.55	\$364,727	83	\$138,215	\$502,942		\$2,286,098	
8	0.13	7.98	\$306,904	22	\$36,777	\$343,681		\$2,742,863	
9	80.50	0.01	\$441,025	2100	\$3,510,541	\$3,951,566		\$49,088	
10	0.24	4.21	\$370,453	60	\$100,301	\$470,755		\$1,979,624	
11	0.13	7.57	\$313,818	35	\$58,509	\$372,327		\$2,818,528	
12	0.37	2.67	\$396,217	118	\$197,109	\$593,326		\$1,586,857	
13	0.60	1.68	\$412,993	142	\$237,379	\$650,372		\$1,091,229	
14	0.34	2.90	\$392,362	60	\$100,301	\$492,663		\$1,430,496	
15	0.65	1.54	\$415,283	112	\$187,229	\$602,512		\$928,942	
16	0.20	4.94	\$358,115	57	\$95,035	\$453,150		\$2,237,779	
17	0.22	4.62	\$363,454	52	\$86,928	\$450,382		\$2,081,246	
18	0.99	1.01	\$424,198	77	\$129,221	\$553,419		\$560,141	
19	0.39	2.58	\$397,876	52	\$86,928	\$484,803		\$1,248,850	
20	0.35	2.89	\$392,531	76	\$127,566	\$520,098		\$1,504,912	
21	0.23	4.36	\$367,915	98	\$163,825	\$531,741		\$2,316,262	
22	0.12	8.29	\$301,669	36	\$60,181	\$361,849		\$3,000,409	
23	0.22	4.62	\$363,454	131	\$219,492	\$582,946		\$2,693,837	
24	0.67	1.50	\$416,003	115	\$192,244	\$608,247		\$911,777	
25	0.82	1.22	\$420,707	99	\$165,497	\$586,204		\$714,883	
26	1.16	0.86	\$426,724	204	\$341,024	\$767,748		\$661,851	
27	1.01	0.99	\$424,580	98	\$163,825	\$588,406		\$582,176	
28	0.43	2.31	\$402,344	75	\$125,376	\$527,720		\$1,219,317	
29	0.26	3.81	\$377,040	60	\$100,301	\$477,341		\$1,820,524	
30	0.43	2.33	\$401,999	126	\$211,284	\$613,284		\$1,429,566	
31	0.30	3.36	\$384,714	75	\$125,376	\$510,090		\$1,712,863	
32	0.19	5.27	\$352,506	50	\$83,584	\$436,091		\$2,298,844	
33	0.29	3.43	\$383,453	77	\$128,369	\$511,822		\$1,757,026	
34	0.16	6.15	\$337,782	65	\$108,660	\$446,442		\$2,743,957	
35	0.38	2.63	\$396,940	75	\$125,376	\$522,317		\$1,374,517	
36	0.29	3.43	\$383,473	50	\$83,584	\$467,057		\$1,602,804	
37	0.37	2.68	\$396,121	100	\$167,169	\$563,290		\$1,509,755	
38	1.12	0.89	\$426,205	116	\$193,498	\$619,703		\$553,306	
39	0.80	1.24	\$420,299	100	\$167,503	\$587,802		\$731,097	
40	0.29	3.47	\$382,770	75	\$125,376	\$508,147		\$1,765,012	
41	1.16	0.86	\$426,751	225	\$376,129	\$802,880		\$690,834	
42	0.12	8.03	\$306,149	50	\$83,584	\$389,733		\$3,127,876	
43	0.47	2.15	\$405,052	135	\$225,678	\$630,730		\$1,355,826	
44	0.28	3.52	\$381,926	70	\$117,018	\$498,944		\$1,758,083	
45	0.60	1.65	\$413,394	46	\$77,533	\$490,927		\$811,987	
46	0.32	3.13	\$388,470	75	\$125,376	\$513,847		\$1,610,805	
47	0.16	6.21	\$336,755	50	\$83,584	\$420,339		\$2,609,180	

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
48	0.45	2.21	\$404,045	90	\$150,017	\$554,062		\$1,224,176	
49	0.29	3.46	\$382,993	114	\$190,739	\$573,732		\$1,985,233	
50	0.28	3.57	\$381,121	106	\$176,413	\$557,534		\$1,991,193	
51	0.55	1.80	\$410,901	67	\$112,003	\$522,904		\$942,339	
52	0.55	1.81	\$410,686	68	\$113,541	\$524,227		\$951,411	
53	1.03	0.97	\$424,892	109	\$182,214	\$607,106		\$589,423	
54	0.28	3.62	\$380,316	70	\$117,018	\$497,334		\$1,799,978	
55	0.18	5.56	\$347,725	46	\$77,215	\$424,940		\$2,360,779	
56	0.53	1.90	\$409,210	140	\$234,036	\$643,246		\$1,223,832	
57	0.14	6.97	\$323,941	50	\$83,584	\$407,525		\$2,839,895	
58	0.43	2.30	\$402,505	106	\$177,199	\$579,704		\$1,333,878	
59	1.18	0.85	\$427,006	104	\$173,855	\$600,861		\$507,913	
60	64.50	0.02	\$440,973	981	\$1,639,924	\$2,080,897		\$32,262	
61	0.19	5.17	\$354,204	68	\$114,343	\$468,547		\$2,422,685	
62	0.20	4.95	\$357,992	89	\$148,329	\$506,320		\$2,504,057	
63	0.25	3.99	\$374,042	50	\$84,086	\$458,128		\$1,828,853	
64	0.69	1.45	\$416,812	117	\$196,239	\$613,051		\$889,511	
65	0.53	1.89	\$409,464	68	\$113,641	\$523,105		\$987,364	
66	0.59	1.69	\$412,706	140	\$234,036	\$646,742		\$1,096,172	
67	0.20	5.11	\$355,183	72	\$120,361	\$475,544		\$2,431,208	
68	0.25	3.97	\$374,495	50	\$83,584	\$458,079		\$1,816,333	
69	1.13	0.88	\$426,338	52	\$86,844	\$513,183		\$454,144	
70	0.66	1.51	\$415,808	55	\$91,943	\$507,751		\$766,996	
71	0.36	2.75	\$395,006	97	\$162,154	\$557,159		\$1,530,237	
72	0.34	2.94	\$391,729	52	\$86,242	\$477,971		\$1,405,798	
73	0.31	3.21	\$387,148	126	\$210,532	\$597,680		\$1,920,565	
74	1.10	0.91	\$425,932	268	\$448,012	\$873,944		\$794,495	
75	0.53	1.89	\$409,416	90	\$150,452	\$559,868		\$1,058,351	
76	0.24	4.13	\$371,768	87	\$145,086	\$516,854		\$2,133,114	
77	0.42	2.40	\$400,802	42	\$69,375	\$470,177		\$1,129,419	
78	0.25	3.98	\$374,309	58	\$97,058	\$471,367		\$1,874,223	
79	0.66	1.51	\$415,885	117	\$195,504	\$611,389		\$920,766	
80	0.41	2.42	\$400,538	81	\$135,407	\$535,945		\$1,295,805	
81	1.25	0.80	\$427,751	102	\$170,512	\$598,263		\$479,224	
82	0.31	3.25	\$386,586	81	\$136,159	\$522,745		\$1,697,223	
83	0.09	10.98	\$256,507	63	\$105,316	\$361,823		\$3,971,025	
84	1.28	0.78	\$428,041	208	\$347,711	\$775,751		\$608,051	
85	0.40	2.51	\$398,975	63	\$105,584	\$504,559		\$1,266,781	
86	0.53	1.88	\$409,637	106	\$177,617	\$587,254		\$1,102,410	
87	0.47	2.15	\$405,037	89	\$148,111	\$553,148		\$1,189,566	
88	0.57	1.76	\$411,653	82	\$137,078	\$548,731		\$964,378	
89	0.50	2.02	\$407,230	166	\$276,998	\$684,229		\$1,382,281	
90	0.15	6.67	\$329,023	96	\$160,482	\$489,505		\$3,263,368	
91	1.08	0.92	\$425,705	140	\$234,036	\$659,741		\$608,673	
92	0.43	2.33	\$402,090	80	\$133,735	\$535,825		\$1,246,106	
93	0.43	2.33	\$402,090	80	\$133,735	\$535,825		\$1,246,106	
94	1.76	0.57	\$431,670	118	\$197,961	\$629,631		\$357,745	

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
95	1.68	0.60	\$431,211	107	\$178,870	\$610,081		\$363,295	
96	0.41	2.42	\$400,578	17	\$28,753	\$429,331		\$1,037,031	
97	0.42	2.38	\$401,159	114	\$190,572	\$591,731		\$1,408,883	
98	0.34	2.94	\$391,729	51	\$84,587	\$476,316		\$1,400,931	
99	0.52	1.91	\$409,057	90	\$150,452	\$559,509		\$1,069,602	
100	0.52	1.91	\$409,057	90	\$150,452	\$559,509		\$1,069,602	
101	0.41	2.44	\$400,081	82	\$137,747	\$537,828		\$1,314,982	
102	0.29	3.47	\$382,791	73	\$121,364	\$504,155		\$1,750,539	
103	0.32	3.09	\$389,156	75	\$125,376	\$514,532		\$1,591,994	
104	0.24	4.26	\$369,610	63	\$104,480	\$474,090		\$2,017,406	
105	0.37	2.74	\$395,120	112	\$187,229	\$582,349		\$1,595,476	
106	0.46	2.19	\$404,451	87	\$145,270	\$549,721		\$1,201,313	
107	4.42	0.23	\$437,421	303	\$506,521	\$943,942		\$213,803	
108	0.25	4.06	\$372,924	60	\$100,301	\$473,225		\$1,920,556	
109	1.06	0.94	\$425,389	89	\$147,944	\$573,333		\$539,710	
110	0.35	2.88	\$392,770	102	\$170,512	\$563,282		\$1,621,888	
111	0.30	3.39	\$384,216	75	\$125,376	\$509,593		\$1,726,262	
112	0.26	3.87	\$376,096	70	\$117,018	\$493,114		\$1,908,336	
113	1.22	0.82	\$427,426	71	\$119,208	\$546,634		\$448,428	
114	0.34	2.97	\$391,318	80	\$133,735	\$525,053		\$1,557,096	
115	0.34	2.97	\$391,318	80	\$134,103	\$525,421		\$1,558,187	
116	0.74	1.36	\$418,349	137	\$228,352	\$646,701		\$879,268	
117	0.88	1.13	\$422,163	100	\$167,169	\$589,332		\$667,722	
118	0.19	5.29	\$352,178	71	\$118,690	\$470,868		\$2,491,363	
119	0.35	2.86	\$393,143	68	\$113,675	\$506,818		\$1,448,052	
120	0.31	3.19	\$387,459	73	\$122,033	\$509,492		\$1,627,769	
121	0.67	1.50	\$416,059	62	\$103,645	\$519,704		\$777,302	
122	0.35	2.89	\$392,602	100	\$167,169	\$559,770		\$1,617,366	
123	0.27	3.75	\$378,194	249	\$416,250	\$794,444		\$2,975,446	
124	0.27	3.75	\$378,194	230	\$384,154	\$762,348		\$2,855,235	
125	0.50	1.99	\$407,778	80	\$133,735	\$541,513		\$1,076,352	
126	0.27	3.69	\$379,170	72	\$120,361	\$499,532		\$1,841,932	
127	0.23	4.27	\$369,396	56	\$93,230	\$462,626		\$1,974,503	
128	1.18	0.85	\$426,982	155	\$259,111	\$686,093		\$580,942	
129	0.27	3.66	\$379,692	75	\$126,196	\$505,888		\$1,849,682	
130	0.28	3.57	\$381,121	51	\$85,791	\$466,912		\$1,667,543	
131	0.42	2.38	\$401,159	135	\$225,678	\$626,836		\$1,492,467	
132	0.69	1.46	\$416,709	101	\$169,643	\$586,351		\$854,366	
133	1.15	0.87	\$426,572	283	\$473,087	\$899,659		\$783,675	
134	0.20	5.06	\$356,011	68	\$113,508	\$469,518		\$2,377,307	
135	0.30	3.33	\$385,128	80	\$133,735	\$518,863		\$1,729,545	
136	0.76	1.32	\$419,087	47	\$78,569	\$497,656		\$654,811	
137	0.37	2.67	\$396,338	90	\$150,452	\$546,789		\$1,458,494	
138	0.79	1.27	\$419,928	100	\$167,503	\$587,431		\$743,583	
139	0.36	2.79	\$394,310	113	\$188,065	\$582,375		\$1,623,570	
140	0.47	2.14	\$405,153	112	\$187,229	\$592,382		\$1,269,844	
141	0.76	1.31	\$419,157	203	\$340,021	\$759,178		\$995,773	

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
142	1.03	0.98	\$424,813	205	\$342,696	\$767,508		\$748,789	
143	0.25	3.95	\$374,732	105	\$175,527	\$550,259		\$2,174,084	
144	0.44	2.25	\$403,316	87	\$145,270	\$548,586		\$1,235,832	
145	0.42	2.36	\$401,527	87	\$145,270	\$546,797		\$1,289,919	
146	0.65	1.55	\$415,219	114	\$190,154	\$605,373		\$935,662	
147	0.77	1.29	\$419,485	100	\$167,169	\$586,653		\$758,048	
148	0.45	2.22	\$403,838	87	\$145,270	\$549,108		\$1,219,969	
149	0.29	3.51	\$382,196	62	\$104,062	\$486,259		\$1,705,573	
150	0.32	3.13	\$388,635	44	\$73,370	\$462,005		\$1,443,767	
151	1.00	1.00	\$424,402	292	\$488,132	\$912,534		\$912,534	
152	0.18	5.69	\$345,437	50	\$82,815	\$428,252		\$2,437,404	
153	0.72	1.38	\$418,005	46	\$76,630	\$494,635		\$682,632	
154	0.17	5.93	\$341,402	132	\$220,663	\$562,065		\$3,333,719	
155	0.78	1.28	\$419,655	91	\$151,488	\$571,143		\$732,235	
156	0.78	1.28	\$419,655	90	\$149,666	\$569,321		\$729,898	
157	0.58	1.72	\$412,214	82	\$137,078	\$549,292		\$947,055	
158	0.32	3.17	\$387,800	80	\$133,735	\$521,535		\$1,655,667	
159	0.46	2.17	\$404,754	82	\$136,811	\$541,565		\$1,173,743	
160	0.50	2.00	\$407,571	87	\$146,105	\$553,676		\$1,107,352	
161	0.50	2.00	\$407,571	99	\$164,895	\$572,466		\$1,144,931	
162	0.35	2.86	\$393,143	68	\$114,009	\$507,153		\$1,449,007	
163	0.35	2.86	\$393,143	68	\$114,009	\$507,153		\$1,449,007	
164	0.58	1.73	\$412,093	65	\$108,660	\$520,753		\$901,580	
165	0.23	4.36	\$367,915	100	\$167,169	\$535,084		\$2,330,826	
166	0.20	5.00	\$357,160	68	\$113,675	\$470,835		\$2,351,821	
167	0.47	2.14	\$405,176	96	\$160,482	\$565,658		\$1,211,779	
168	0.58	1.72	\$412,269	110	\$183,886	\$596,154		\$1,025,906	
169	1.58	0.63	\$430,563	113	\$188,901	\$619,464		\$392,712	
170	0.36	2.78	\$394,479	71	\$118,021	\$512,500		\$1,423,612	
171	0.46	2.16	\$404,794	80	\$133,735	\$538,529		\$1,165,899	
172	0.58	1.72	\$412,259	50	\$83,584	\$495,843		\$853,577	
173	0.24	4.25	\$369,701	50	\$83,584	\$453,286		\$1,926,416	
174	0.36	2.78	\$394,479	54	\$91,007	\$485,486		\$1,348,572	
175	0.55	1.83	\$410,407	79	\$132,063	\$542,470		\$993,534	
176	2.69	0.37	\$434,983	179	\$299,600	\$734,583		\$272,775	
177	0.47	2.12	\$405,596	80	\$133,735	\$539,331		\$1,141,925	
178	0.17	5.88	\$342,225	70	\$117,018	\$459,243		\$2,701,427	
179	0.19	5.29	\$352,225	98	\$163,491	\$515,716		\$2,727,212	
180	0.19	5.29	\$352,225	98	\$163,491	\$515,716		\$2,727,211	
181	0.66	1.51	\$415,858	100	\$167,169	\$583,027		\$878,979	
182	0.39	2.54	\$398,557	60	\$100,301	\$498,858		\$1,264,854	
183	0.39	2.54	\$398,557	60	\$100,301	\$498,858		\$1,264,854	
184	0.27	3.68	\$379,376	94	\$156,470	\$535,846		\$1,969,296	
185	0.37	2.73	\$395,246	80	\$133,735	\$528,981		\$1,445,302	
186	0.50	2.00	\$407,638	80	\$133,735	\$541,373		\$1,080,584	
187	0.27	3.72	\$378,663	70	\$117,018	\$495,681		\$1,842,680	
188	0.17	5.77	\$344,166	52	\$86,761	\$430,926		\$2,485,158	

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
189	0.17	5.77	\$344,166	54	\$90,054	\$434,220		\$2,504,150	
190	2.76	0.36	\$435,135	198	\$330,994	\$766,129		\$277,583	
191	1.91	0.52	\$432,421	213	\$356,069	\$788,490		\$412,822	
192	0.38	2.62	\$397,056	111	\$185,892	\$582,948		\$1,530,047	
193	0.66	1.52	\$415,615	100	\$167,169	\$582,783		\$887,037	
194	0.30	3.33	\$385,203	123	\$205,952	\$591,155		\$1,967,893	
195	0.31	3.25	\$386,586	76	\$127,048	\$513,634		\$1,667,643	
196	0.31	3.25	\$386,586	75	\$125,711	\$512,297		\$1,663,301	
197	0.24	4.13	\$371,739	50	\$83,584	\$455,324		\$1,879,949	
198	0.24	4.26	\$369,610	51	\$84,838	\$454,448		\$1,933,822	
199	0.53	1.89	\$409,458	124	\$207,289	\$616,747		\$1,164,333	
200	0.51	1.95	\$408,487	80	\$133,735	\$542,222		\$1,054,907	
201	0.33	3.05	\$389,871	111	\$185,641	\$575,512		\$1,756,215	
202	0.26	3.92	\$375,331	76	\$127,550	\$502,881		\$1,968,992	
203	0.53	1.89	\$409,476	70	\$116,868	\$526,344		\$993,101	
204	0.62	1.62	\$413,998	237	\$396,190	\$810,188		\$1,310,983	
205	0.36	2.81	\$393,901	117	\$195,086	\$588,987		\$1,656,318	
206	0.20	5.00	\$357,076	50	\$83,584	\$440,660		\$2,203,301	
207	0.70	1.43	\$417,175	100	\$167,169	\$584,343		\$835,254	
208	0.25	3.97	\$374,415	76	\$126,379	\$500,795		\$1,988,070	
209	0.15	6.59	\$330,308	81	\$135,908	\$466,216		\$3,072,517	
210	0.26	3.88	\$375,995	81	\$135,908	\$511,903		\$1,984,121	
211	0.50	1.99	\$407,811	100	\$167,169	\$574,980		\$1,141,739	
212	0.50	1.99	\$407,811	100	\$167,169	\$574,980		\$1,141,739	
213	0.35	2.86	\$393,143	63	\$105,985	\$499,128		\$1,426,081	
214	0.43	2.35	\$401,723	80	\$133,735	\$535,458		\$1,256,943	
215	0.27	3.71	\$378,871	87	\$145,437	\$524,308		\$1,942,602	
216	0.45	2.20	\$404,168	40	\$66,867	\$471,035		\$1,037,294	
217	0.27	3.67	\$379,512	50	\$83,584	\$463,096		\$1,698,189	
218	0.24	4.08	\$372,477	104	\$173,020	\$545,497		\$2,228,337	
219	0.97	1.03	\$423,881	133	\$221,783	\$645,664		\$665,633	
220	0.72	1.38	\$417,963	65	\$108,660	\$526,623		\$728,083	
221	0.72	1.38	\$417,963	100	\$167,169	\$585,132		\$808,975	
222	0.24	4.10	\$372,195	75	\$125,376	\$497,572		\$2,040,901	
223	0.21	4.82	\$360,079	84	\$139,586	\$499,664		\$2,409,183	
224	0.56	1.78	\$411,337	80	\$133,735	\$545,072		\$968,157	
225	0.54	1.85	\$410,145	92	\$153,795	\$563,940		\$1,041,632	
226	0.65	1.53	\$415,521	171	\$285,190	\$700,711		\$1,070,441	
227	0.27	3.64	\$379,917	77	\$129,405	\$509,322		\$1,855,453	
228	0.53	1.89	\$409,476	140	\$234,036	\$643,512		\$1,214,174	
229	0.31	3.20	\$387,355	76	\$126,212	\$513,568		\$1,643,943	
230	0.86	1.16	\$421,664	211	\$352,726	\$774,390		\$900,349	
231	0.33	3.04	\$389,996	135	\$225,226	\$615,222		\$1,872,823	
232	1.29	0.77	\$428,197	134	\$224,006	\$652,203		\$505,153	
233	1.29	0.77	\$428,197	135	\$225,678	\$653,875		\$506,448	
234	0.51	1.96	\$408,231	136	\$226,631	\$634,861		\$1,244,826	
235	0.78	1.29	\$419,538	70	\$117,018	\$536,556		\$691,616	

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
236	0.27	3.70	\$378,895	50	\$83,584	\$462,479		\$1,712,885	
237	0.71	1.42	\$417,393	113	\$188,901	\$606,293		\$858,773	
238	0.26	3.87	\$376,146	76	\$127,215	\$503,362		\$1,946,488	
239	0.20	5.00	\$357,076	86	\$143,631	\$500,707		\$2,503,536	
240	0.48	2.10	\$405,881	100	\$167,169	\$573,049		\$1,203,632	
241	0.48	2.10	\$405,881	100	\$167,169	\$573,049		\$1,203,632	
242	0.51	1.96	\$408,231	100	\$166,951	\$575,182		\$1,127,808	
243	0.32	3.14	\$388,304	108	\$180,676	\$568,980		\$1,789,246	
244	0.20	5.03	\$356,525	72	\$120,361	\$476,887		\$2,400,034	
245	1.32	0.76	\$428,434	160	\$267,470	\$695,904		\$529,204	
246	0.35	2.88	\$392,700	50	\$83,584	\$476,284		\$1,373,368	
247	0.60	1.67	\$413,134	80	\$133,735	\$546,869		\$912,970	
248	0.25	4.03	\$373,364	70	\$117,018	\$490,383		\$1,977,349	
249	5.01	0.20	\$437,874	198	\$330,994	\$768,868		\$153,467	
250	0.53	1.89	\$409,476	107	\$178,870	\$588,346		\$1,110,088	
251	0.65	1.53	\$415,418	203	\$339,302	\$754,721		\$1,157,547	
252	0.50	1.98	\$407,877	101	\$168,339	\$576,216		\$1,141,927	
253	0.75	1.33	\$418,833	76	\$126,664	\$545,497		\$725,974	
254	0.37	2.70	\$395,743	138	\$230,693	\$626,436		\$1,693,069	
255	1.04	0.97	\$424,987	120	\$200,602	\$625,589		\$603,851	
256	0.76	1.32	\$418,976	85	\$142,093	\$561,069		\$741,958	
257	0.81	1.23	\$420,505	93	\$155,584	\$576,089		\$709,469	
258	1.02	0.98	\$424,780	130	\$217,319	\$642,100		\$627,663	
259	1.19	0.84	\$427,137	322	\$538,952	\$966,089		\$809,119	
260	1.04	0.96	\$425,111	88	\$147,058	\$572,170		\$548,055	
261	0.46	2.15	\$404,998	118	\$197,259	\$602,257		\$1,296,570	
262	1.62	0.62	\$430,869	210	\$351,054	\$781,924		\$481,480	
263	0.86	1.16	\$421,739	160	\$267,470	\$689,209		\$798,250	
264	0.51	1.96	\$408,231	96	\$160,549	\$568,779		\$1,115,254	
265	0.50	2.00	\$407,571	90	\$149,800	\$557,370		\$1,114,741	
266	0.51	1.96	\$408,231	51	\$84,989	\$493,219		\$967,096	
267	0.80	1.25	\$420,244	193	\$322,635	\$742,880		\$926,387	
268	1.02	0.98	\$424,687	200	\$334,337	\$759,024		\$746,189	
269	0.32	3.12	\$388,799	104	\$173,588	\$562,387		\$1,751,984	
270	4.22	0.24	\$437,240	785	\$1,312,274	\$1,749,514		\$415,069	
271	0.63	1.59	\$414,393	216	\$361,519	\$775,912		\$1,237,302	
272	1.05	0.95	\$425,188	214	\$357,340	\$782,528		\$745,993	
273	1.12	0.90	\$426,141	120	\$200,770	\$626,910		\$562,151	
274	0.96	1.05	\$423,614	233	\$389,503	\$813,117		\$851,164	
275	0.34	2.95	\$391,583	152	\$254,648	\$646,231		\$1,906,286	
276	1.00	1.00	\$424,402	126	\$210,014	\$634,416		\$634,416	
277	1.01	1.00	\$424,486	73	\$122,267	\$546,753		\$544,033	
278	20.00	0.05	\$440,392	520	\$869,277	\$1,309,669		\$65,483	
279	0.61	1.63	\$413,847	52	\$86,928	\$500,775		\$814,798	
280	0.65	1.53	\$415,458	55	\$92,712	\$508,170		\$778,208	
281	0.22	4.54	\$364,900	75	\$125,376	\$490,277		\$2,223,477	
282	1.86	0.54	\$432,184	185	\$309,262	\$741,446		\$398,627	

ser ation	Acres		F	V	FF	A Indicated Total	A Indicated and Value	A Indicated Total and Value	Acre
	Acres	V Acres							
283	1.23	0.81	\$427,549	158	\$264,126	\$691,676		\$562,338	
284	2.04	0.49	\$432,980	164	\$274,157	\$707,137		\$346,738	
285	0.65	1.53	\$415,458	55	\$92,712	\$508,170		\$778,208	
286	1.25	0.80	\$427,776	157	\$262,455	\$690,231		\$551,875	
287	0.23	4.41	\$367,086	70	\$116,684	\$483,770		\$2,131,143	
288	0.23	4.41	\$367,086	70	\$116,684	\$483,770		\$2,131,143	
289	0.28	3.57	\$381,207	102	\$171,181	\$552,387		\$1,969,998	
290	0.22	4.52	\$365,073	75	\$125,376	\$490,449		\$2,219,227	
291	0.41	2.45	\$399,960	153	\$255,099	\$655,059		\$1,606,324	
292	0.54	1.85	\$410,064	349	\$583,302	\$993,366		\$1,839,566	
293	0.55	1.82	\$410,631	95	\$158,142	\$568,772		\$1,034,132	
294	0.54	1.85	\$410,064	96	\$160,398	\$570,462		\$1,056,412	
295	0.52	1.92	\$408,865	96	\$160,733	\$569,598		\$1,095,381	
296	0.42	2.40	\$400,870	144	\$241,007	\$641,877		\$1,539,274	
297	1.03	0.97	\$424,845	150	\$250,753	\$675,598		\$657,836	
298	0.34	2.94	\$391,729	90	\$150,452	\$542,181		\$1,594,650	
299	0.35	2.87	\$392,867	100	\$166,333	\$559,200		\$1,606,896	
300	0.35	2.87	\$392,978	75	\$125,376	\$518,355		\$1,486,108	
301	0.23	4.35	\$368,021	59	\$98,462	\$466,483		\$2,029,071	
302	1.25	0.80	\$427,768	52	\$86,844	\$514,612		\$411,690	
303	0.36	2.78	\$394,479	94	\$156,453	\$550,932		\$1,530,368	
304	0.81	1.23	\$420,454	25	\$41,792	\$462,246		\$570,674	
305	0.36	2.78	\$394,479	50	\$83,584	\$478,064		\$1,327,955	
306	0.46	2.18	\$404,564	54	\$90,656	\$495,219		\$1,078,909	
307	0.82	1.22	\$420,732	86	\$143,598	\$564,330		\$687,369	
308	0.36	2.78	\$394,479	93	\$155,133	\$549,612		\$1,526,700	
309	1.87	0.53	\$432,252	186	\$310,934	\$743,186		\$396,577	
310	0.25	3.94	\$374,994	50	\$83,852	\$458,846		\$1,805,768	
311	0.56	1.79	\$411,177	100	\$167,169	\$578,346		\$1,032,761	
312	0.81	1.23	\$420,454	25	\$41,792	\$462,246		\$570,674	
313	0.22	4.56	\$364,412	60	\$100,301	\$464,714		\$2,121,011	
314	0.33	3.02	\$390,322	60	\$100,301	\$490,623		\$1,484,037	
315	0.37	2.73	\$395,233	60	\$100,301	\$495,534		\$1,354,289	
316	0.32	3.12	\$388,799	65	\$108,492	\$497,291		\$1,549,194	
317	0.37	2.74	\$395,183	96	\$160,482	\$555,665		\$1,520,287	
318	0.42	2.37	\$401,386	88	\$147,108	\$548,495		\$1,298,519	
319	0.35	2.86	\$393,143	51	\$85,089	\$478,232		\$1,366,378	
320	1.11	0.90	\$426,070	126	\$210,632	\$636,703		\$573,606	
321	0.84	1.19	\$421,196	86	\$143,765	\$564,961		\$672,573	
322	0.32	3.11	\$388,815	53	\$88,599	\$477,415		\$1,486,810	
323	0.37	2.74	\$395,195	96	\$160,482	\$555,677		\$1,519,905	
324	0.22	4.54	\$364,892	98	\$163,825	\$528,718		\$2,398,057	
325	0.22	4.60	\$363,847	50	\$83,584	\$447,432		\$2,057,156	