



Williamson Central Appraisal District

2027-2028 Reappraisal Plan

August 3, 2026

2027-2028 REAPPRAISAL PLAN

OF

THE WILLIAMSON CENTRAL APPRAISAL DISTRICT

FOR

**THE WILLIAMSON CENTRAL APPRAISAL DISTRICT BOARD OF
DIRECTORS**

Adopted

September 10, 2026

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EXECUTIVE SUMMARY

Williamson Central Appraisal District (WCAD) is responsible for discovering, listing, appraising, and maintaining records for all taxable real and personal property located within Williamson County. WCAD appraises property at its market value as of January 1 each year, except as otherwise provided by law.

In compliance with Texas Tax Code Sections 6.05(i) and 25.18, WCAD implements a comprehensive 2-year reappraisal plan approved by the Board of Directors by September 15 of each even-numbered year. While Section 25.18 requires appraisal districts to reappraise all property at least once every three years, WCAD conducts a countywide reappraisal of all property every year. Through annual field inspections, aerial imagery review, sales analysis, market research, permit review, data collection, and statistical testing, WCAD continuously updates appraisal records and valuation models to maintain accurate and equitable appraisals throughout Williamson County.

Williamson Central Appraisal District has prepared and published this reappraisal plan to comply with requirements of Tax Code Sec. 6.05(i) and 25.18. Additionally, this plan is intended to provide the Board of Directors, property owners, and taxing entities the appraisal district serves with a better understanding of the district's responsibilities and appraisal activities throughout the business year.

The Williamson Central Appraisal District (WCAD) is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the office. A nine-member Board of Directors constitutes the district's governing body. Five are elected by the taxing units within Williamson County, three are elected by citizens and the Tax Assessor – Collector serves as the final voting member. The chief appraiser, appointed by the Board of Directors, is the chief executive officer of the appraisal district and delegates authority and appraisal responsibilities to his or her employees.

The appraisal district is responsible for local property tax appraisal and exemption administration for 221 taxing entities in the county as of May 2026. Some entity examples are the county, schools, cities, and municipal utility districts. Each entity sets its own tax rate to generate revenue to pay for various public services such as schools, police and fire protection, road and street maintenance, and water and sewer systems. Yearly property appraisals by the appraisal district provide values to each entity so they may determine and set the tax rates necessary for revenue to operate and provide services. The appraisal district also determines eligibility for several types of property tax exemptions which are utilized by the taxing entities when calculating yearly bills.

The Texas Property Tax Code provides appraisal districts with a comprehensive set of instructions and requirements for the appraisal of real and personal property as well as specifying provisions for all other functions requisite of appraisal districts. Chapter 23 specifically addresses appraisal methods and procedures. Subchapter A covers "Appraisals Generally" and defines the scope of work required for appraisal district property valuations.

Section 23.01(a) states that “***Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.***” The Tax Code definition of market value is 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 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 buyer seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

Section 23.01(b) requires that, “***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. 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.***”

Additional sections of Chapter 23 further instruct appraisal districts on actions required when utilizing the cost, market, or income approach to appraisal, and to use the most appropriate valuation model to determine the market value for each property. Other sections of Chapter 23 cover when special appraisal provisions are to be utilized for certain types of property or property that has been designated as agricultural use. The district follows standards for appraisal practices and procedures set forth by the International Association of Assessing Officers (IAAO) as well as the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation.

In cases where the district has entered a contract for professional valuation services, the contract also requires the appraiser or appraisal company to adhere to similar professional standards.

The district follows an annual budget calendar which begins January 1. The reappraisal calendar, however, is developed on a timeline established by key dates set by the Tax Code for appraisal districts and tax assessor collectors and begins August 1st of each year. As such, the activities set forth for the 2027-2028 reappraisal plan will begin in the fall of 2026 and conclude in the summer of 2028.

The annual reappraisal process includes:

- Identification of all taxable property.
- Review and update of property characteristics.
- Analysis of all market areas within Williamson County.
- Development and calibration of mass appraisal models.
- Application of appraisal models to all properties.
- Review and testing of appraisal results.
- Annual valuation of all real and personal property.

This plan establishes procedures for tax years 2027 and 2028 and serves as the operational framework for the appraisal district's annual reappraisal program.

TAX CODE REQUIREMENTS

The Written Plan In 2005, Section 6.05, of the Texas Property Tax Code, was amended by adding Subsection (i) as follows:

- (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 Section 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 for 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.

Plan for periodic Reappraisal In addition to the changes made to Section 6.05, Subsections (a) and (b), Section 25.18, Tax Code, were also amended in 2005 as follows:

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

REAPPRAISAL CYCLE

The Texas Property Tax Code specifically identifies activities and a period in which to complete a reappraisal (...”at least once every three years...”). However, it is the practice of the Williamson Central Appraisal District to follow a reappraisal cycle that takes place annually. The following list is an overview of typical activities that take place each year as reappraisals are conducted. New or modified activities that have resulted from strategic planning of short and long-term goals during 2025 and 2026 will be noted in the section that specifically covers the activity detail for 2027 and 2028 rather than in the following section of general annual activities.

ANNUAL ACTIVITIES

1. Performance Analysis—*Independent*-- Following the conclusion of the protest phase, the certified values for that valuation year are reanalyzed with ratio studies to examine the appraisal accuracy and uniformity on an overall basis as well as by market area within property reporting categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* of the International Association of Assessing Officers and assist in preliminary planning of fieldwork and analysis areas for the upcoming valuation year. *Third Party* -- Section 5.10 of the Texas Property Tax Code requires the comptroller to conduct a study at least once every two years to determine the degree of uniformity and the median level of appraisals by the appraisal district within each major category of property. The Property Value Study (PVS) uses statistical analysis of sold properties and appraisals of unsold properties as a basis for assessment ratio reporting. The preliminary results of this study are released in January following the year for which the study is conducted. Results are then certified to the Education Commissioner of the Texas Education Agency in July. This outside (third party) ratio study provides meaningful data to WCAD regarding the accuracy and uniformity of yearly appraisal work while also assisting in identifying potential areas requiring reanalysis the following appraisal year.
Third Party -- Section 5.102 of the Texas Property Tax Code requires the comptroller to review at least once every two years, the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology to determine compliance with generally accepted standards, procedures, and methodology. This review, referred to as the Methods and Assistance Program (MAP), will be conducted during the year in which a Property Value Study is not undertaken. The comptroller is required to deliver a written report to the chief appraiser, CAD board of directors, and each superintendent and board of trustees in school districts in the CAD concerning the MAP findings. This review provides the appraisal district with the opportunity to ensure that the office policies and procedures, and the appraisal standards and methodology comply with Tax Code and USPAP requirements.
WCAD 2024 PVS results indicated an overall median level of appraisal of .96 and a COD of 9.02. The 2025 MAP review final scores indicated that the district passed all the mandatory requirements and adequately met all the established benchmarks identified within appraisal district activities. WCAD is currently providing values to the State Comptroller's Property Tax Division (PTD) for the 2026 PVS and will receive a MAP review in 2027.
2. Analysis of Available Resources – Historic expenditures are reviewed following the completion of a fiscal year and future projections and goals are also considered when a new year's budget process begins. Yearly trends in what are considered the top labor driving activities of the district are utilized

to develop benchmarks for categories within the budget. Staffing and budget requirements for tax year 2027 are detailed in the 2027 proposed budget, currently under review by the Board of Directors (Appendix A) and scheduled for adoption in September 2026. In addition to an annual budget review, existing office and appraisal practices and procedures are reviewed each August during a planning session utilized to determine the necessity of additions or changes to accommodate plans, goals, and predicted market trends. Information Systems (IS) support is also reviewed with year specific functions identified, and system updates are scheduled based on plans and goals. Existing GIS resources are specified and reviewed for required updates and are scheduled as needed.

3. Planning and Organization – A calendar of key events, called the Master Calendar, is prepared each year to memorialize important deadlines that correlate with Texas Property Tax Code requirements. (Appendix B) Each division within the appraisal department organizes its workflow around these important dates to remain on schedule for the next tax year. Personnel requirements and reassignments are determined by September of each year in conjunction with managers and directors planning sessions. New CAD goals and projects born from the August planning session are also integrated in the various departmental calendars and departmental Project Status Reports to ensure tracking, maintenance, and completion.
4. Mass Appraisal System – Computer Assisted Mass Appraisal (CAMA) system additions or revisions are specified and scheduled with Information Systems and the CAMA software provider to research feasibility, costs, and completion timelines. All computer forms and IS procedures are reviewed and revised as required. Communication with key personnel for the CAMA provider is maintained throughout the year as various identified updates, projects, and goals are met.
5. Data Collection Requirements – Field and office procedures are reviewed and revised as required for data collection specific to individual properties. Technological advances and opportunities are monitored routinely for potential cost-effective changes or additions to improve data collection efficiency. Activities scheduled for each tax year which involve data collection include new construction, demolition, remodeling, re-inspection of selected market areas, and field or office verification of sales data and relevant property characteristics. Onsite inspections, aerial imagery, and sketch validation software and procedures are utilized each year to verify and/or update the recorded sketch characteristics of all improved properties in the district.

Sales data is acquired through a variety of sources such as district questionnaires, field discovery, protest hearings, fee appraisals, third party vendors, builders, realtors, brokers, and websites. Sales analysis procedures are reviewed, and potential new sources of sales information are continually sought and researched to ascertain as much sale data as possible to ensure accurate and equitable appraisals.

Non-sales market data that also provides insights and a basis for yearly valuations is also acquired from paid publications, webservices, and other paid or free sources. Information critical to the income approach to value is collected from the sources and compared with prior years data as well as property specific information submitted during the protest phase of the appraisal cycle. Changes in any of the metrics are noted and updated for the new appraisal cycle.

Since real estate markets are susceptible to external influences, yearly analysis of sales and non-sales data is critical to analyze, forecast, and determine the impact on appraisal values. Data relative to external issues such as weather-related natural disasters or local and/or national economic adversities will be examined to consider if factors exist to apply to properties if analysis concludes they are impacted by these events.

6. Valuation Model Specification – New and/or revised mass appraisal models are evaluated each tax year by common statistical measures. Model specification takes place across all property types and may also vary within a single category due to data availability, property characteristics, locations, and results of statistical testing. Market areas, which are collections of properties with similar characteristics, locations, or both, are reexamined each year to determine if they are still appropriate or need changes. Land, area, market, data availability, and highest and best use analysis are relied upon to assist in determining the appropriate approach to value and models to apply to the properties within the county.
7. Valuation Model Calibration – Local market sales analysis and Marshall & Swift publications are used to set, test, and update cost tables as needed. Market analysis of comparable sales and locally tested cost data allows for calibration of valuation models utilized in the market modified cost approach to value. Sales data is also utilized in calibrating regression models by identifying and testing variables and the resulting coefficients for acceptable results based on various statistical measures. Information acquired regarding local rental rates, occupancy, expenses, and capitalization rates is utilized to update and modify income valuation models. The calculated values are evaluated for accuracy and uniformity by comparing them to known sale information using common ratio study statistics.
8. The Mass Appraisal Report – In each tax year the Mass Appraisal Report required by the property tax code is prepared and certified by the chief appraiser at the conclusion of the valuation phase of the ad valorem tax calendar, during May. The Mass Appraisal Report is completed in compliance with STANDARDS RULE 6 of the *Uniform Standards of Professional Appraisal Practice*. The signed certification by the Chief Appraiser is also compliant with STANDARDS RULE 6 of *USPAP*.

9. Hearing Process – Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal hearings with appraisers and formal appraisal review board hearings is developed each year. That information is maintained electronically in categorized files by appraisal department and utilized throughout the protest phase of the appraisal calendar. Information from those files not made confidential by the Tax Code may be obtained by the public through appropriately filed public information requests.

ANNUAL REAPPRAISAL ACTIVITY DETAIL 2027 & 2028

PERFORMANCE ANALYSIS

Each year, following the conclusion of the protest phase, the certified values for that valuation year are reanalyzed with ratio studies to examine the appraisal accuracy and uniformity on an overall basis as well as by market area within property reporting categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* from the International Association of Assessing Officers. Median ratios are calculated for properties in each reporting category to measure the level of appraisal also known as appraisal accuracy as compared to the sales prices that have taken place since January 1st. The median ratio and COD are calculated in each real property market area to indicate the level of appraisal and identify potential market areas that may need new model specification, and/or valuation models that would require recalibration. WCAD appraisers field check properties, which during the protest process, have come to our attention that may need to be inspected for quality, condition, depreciation, or location updates. Changes, as necessary, are made to properties with an effort to assure consistent treatment and uniformity within a neighborhood or market area. Inspections or changes of a specific property are also commonly followed by an inspection or review of the market area where the property is located. This assists in identifying potential global benchmark changes that may necessitate review and/or changes of other properties for consistency. The comptroller's 2026 property value study results and MAP Review for tax year 2027 will also provide detailed analysis of the district's appraisal accuracy and uniformity, and the utilization of methods and procedures required by the Tax Code. Results from both will be used as guides for potential appraisal or administrative changes for 2027 and 2028.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for tax year 2027 are detailed in the 2027 proposed appraisal district budget, currently under review by the Board of Directors. The 2027 budget planning began in March of 2025. Each yearly management planning session takes place in late August and is designed to analyze statistics related to the past year's appraisal cycle to assist in planning, organizing, and preparing for future appraisal goals. Existing appraisal practices that are typically continued each year are identified, and methods utilized to keep these practices current are examined. Historic productivity elements associated with each major department of the appraisal district as well as predicted future estimates are analyzed to ensure current resources will be available to adequately achieve required yearly objectives and goals. Information Systems (IS) support is reviewed with year specific functions identified and system updates are scheduled. Computer generated forms are reviewed for revisions based on obsolescence and new procedures. Changes required that result from new legislation are scheduled for completion and testing. Existing maps and data requirements are identified, and updates are scheduled. New hardware and software previously budgeted for utilization by appraisers during fieldwork was procured, evaluated, and utilized during the time covered by the last Reappraisal Plan. Positive steps in efficiency were gained and the changes assisted in accommodating the continued growth experienced in the county

boundaries. For the 2027 and 2028 years, any new additions to the software utilized for fieldwork will be explored, considered, and tested for future implementation.

PLANNING AND ORGANIZATION

A calendar of key events corresponding with Tax Code requirements for appraisal districts is prepared for each year, called the Master Calendar. Additional calendars for various departments within the appraisal district are also maintained and coordinated with the Master Calendar to provide communication between departments on regularly scheduled tasks and goals. Each department or section organizes its workflow around important dates and deadlines prescribed by the Tax Code to remain on schedule for the coming tax year. Personnel requirements and reassignments are determined by September of each year, in conjunction with Managers and Director's planning sessions. Outlines of the 2027 and 2028 yearly appraisal activities calendars are attached for reference. (Appendix C)

MASS APPRAISAL SYSTEM

Computer Assisted Mass Appraisal (CAMA) system revisions are identified and scheduled with Information Systems. All computerized forms and IS procedures are reviewed and revised as required. Potential upgrades or additions to the CAMA system through development by our software vendor are investigated and cost feasibility is analyzed to determine what may be accomplished within the WCAD budget.

The 2023 legislative session provided new additions to the Tax Code that require updates and changes to the CAMA and various procedures. SB2, which added section 23.231, requires yearly monitoring and identification of specific properties for value cap purposes. Additional information was provided by the Comptroller for 2025 and 2026 in relation to changes that took place in the consumer price index. Initial changes that were implemented in the CAMA for 2023 and through 2026 will be removed for 2027 and forward since section 23.231 of the Tax Code is set to expire December 31, 2026.

In 2027 & 2028, existing residential market areas will continue to undergo statistical testing for accuracy, validity, and any possibilities for the blending of current or creation of new defined valuation areas. Current MRA modeled adjustments applied in the sales comparison approach will also continue to be subjected to yearly statistical analysis for significance and adjusted accordingly by changing market conditions and resulting model output. A process of considering and testing potential new or additional model variables will also be put in place to address or adapt to future shifting market conditions or buyer preferences. Plans will also be outlined and followed in the next two years for research and testing of more rural areas to include in the current group of properties coded for sales comparison valuation.

Continued development of GIS tools and development of custom analytical maps for use by appraisal staff as well as the public is planned for 2027 and 2028. New software that is identified as a potential benefit in the data gathering and valuation process of any property type during this reappraisal period will be presented to the Board of Directors and include any gains and ROI expectations. One such tool that is currently in development and ready to initial testing and deployment is the "Community" web based visual data software. While it is mainly designed to give more insightful information to property owners through the integration of GIS and CAMA data to property owners through the

website, once fully deployed, additional research will be conducted in 2027 for potential internal usage during the valuation process

Any new software available through the CAMA provider will be researched for addition and use during 2026 and 2027 to enhance the ability to provide open data to the public as well as improve the analytical process for the appraisers. Yearly “user group meetings” will be conducted to allow for the gathering of other CAD personnel using the same CAMA software to share best practices, ideas, and submit development requests for enhancements that will gain efficiency and accuracy. The CAMA provider has recently announced a future transition to cloud-based storage and the next two years will involve more discussions with other CADs at user group meetings to determine requirements, cost, ROI and other factors. Finally, 2027 is a legislative session year and any bills that affect appraisal districts, especially through the configuration and use of the CAMA system will be acknowledged and appropriately implemented.

DATA COLLECTION REQUIREMENTS

Field and office procedures are reviewed and revised as required for data collection. Activities scheduled for each tax year include adding newly constructed properties, deleting demolished properties, modifying remodeled properties, re-inspecting selected market areas, and field or office verification of sales data and relevant property characteristics. Onsite inspections, aerial imagery, and change detection software are utilized each year to verify and/or update the recorded sketch characteristics of all improved properties in the district. Most of the initial data collection for new improvements and transfer to the CAMA system is done through portable electronic devices. Continual monitoring of new or changing software and hardware is employed to attain efficiency and reduce costs.

NEW CONSTRUCTION/DEMOLITION--- New construction field and office review procedures are reviewed and revised as required. The source of building permits and demolitions is confirmed, and system input procedures are revised as needed. Important major starting and finishing dates are projected and entered on the Appraisal Calendar for each tax year.

REMODELING---Market areas or neighborhoods that have new building permits, available sales and prices, or external inspections that indicate the predominant age of the homes has initiated remodels or updates are identified, verified, and field activities scheduled to update property characteristics data. A schedule for checking residential properties in various age strata in specified market areas to establish consistent condition identification levels and remodel standards is in place to monitor and apply the effects of depreciation consistently. Properties earmarked for such checks are field inspected for comparisons to the identified standards and the effective ages are adjusted accordingly and consistently.

RE-INSPECTION OF SELECTED MARKET AREAS---Real property market areas and individual properties are examined for low or high sale ratios, or high coefficients of dispersion. Market areas that have high coefficients of dispersion and many properties that are ratio outliers are identified for review. In these areas, field and office reviews are scheduled

to verify and/or update property characteristic data or the need to adjust delineated market boundaries. Additional sales data is researched and verified, and in the absence of adequate market data, neighborhood delineation may be changed to reflect the similarities of neighborhoods with reference to the sale data. Prior year protest data is analyzed with GIS tools to further identify potential market areas with higher-than-average appeals in efforts to improve appraisal accuracy and uniformity.

FIELD OR OFFICE VERIFICATION OF SALE DATA AND PROPERTY CHARACTERISTICS---

Sale information must be verified, and property characteristics contemporaneous with the date of sale are captured. Sale ratio analysis requires that a property's condition, quality, and size on the sale date be the same as on the appraisal date.

Adjustments must be made to the data to account for any differences, which may have occurred between the sale and appraisal dates. For the upcoming appraisal cycle(s), Residential department will be exploring the use of public website available data and residential images to integrate into field checks. The goal is to develop a process to use the data to systematically update effective age characteristics of homes over ten years old which will assist in equitable valuation and better comps selection in the sales comparison process.

INCOME VALUATION DATA---Information acquired from sales, informal meetings with appraisers, and local and national publications regarding factors associated with the income approach to value will be researched to determine applicability with current or future income models. Other pertinent income data includes but is not limited to contract and market rental rates, asking rental rates, physical and economic vacancies, tenant reimbursements, operating expenses, capitalization rates, discount rates, lease-up projections, and finish-out costs.

Since real estate markets are susceptible to external influences, yearly analysis of sales and non-sales data is critical to analyze, forecast, and determine the impact on appraisal values. Data relative to external issues such as weather-related natural disasters or local and/or national economic adversities will be examined to consider if factors exist to apply to properties if analysis concludes they are impacted by these events.

RESIDENTIAL PROPERTY VALUATION PROCESS

The residential appraisal department is responsible for developing the equal and uniform market values for improved residential property within the county. The staff generally values residential single family, townhomes, condominiums, multifamily housing other than apartments, and manufactured homes. The department is made up of appraisers and support technicians. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year. A calendar summarizing the department's yearly reappraisal activities is attached for reference. (Appendix C)

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 and public sources and provide the field appraiser a current economic outlook on the real estate market. Information is gathered from real estate publications and other outside sources including seminars, conferences, and continuing education courses.

Neighborhood and Market Analysis--- Neighborhood analysis involves the examination of how physical, economic, governmental, and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis are conducted on these well-defined areas within the county. Analysis of comparable market sales data forms the basis of estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood, or district. Market sales reflect the effects of these market forces and are interpreted by appraisers into an indication of market value ranges for all defined neighborhoods. Although all three approaches to value may be considered, residential sales can best be interpreted and applied using two generally accepted appraisal techniques known as the cost and market, or sales comparison approach. For low density, multiple family properties, the income approach to value may also be utilized to develop gross rent multipliers in the absence of recent sales data.

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 a geographic grouping of properties where the property's physical, economic, governmental, and social forces are generally similar and uniform. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as "delineation". Common factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. Most residential analysis work is neighborhood specific. Neighborhoods are visually inspected to verify delineations based on observable aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood specification is warranted. This process is also accomplished with Geographical Information Systems (GIS) by appraisers in the office when reviewing data trends in existing residential values, quality and age of construction components, and available sales data. Various GIS layers within digital maps are inspected each year when determining whether current delineation requires changes because of shifting market trends.

Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as a grouping of similar neighborhoods in similar locations. Each residential neighborhood is assigned and coded to a neighborhood group based on observable aspects of homogeneity between the areas. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales and in direct sales comparison analysis. Defining comparable neighborhood groups serves to increase the available market data by linking comparable properties outside a given neighborhood to other similar neighborhoods. The next level of the hierarchy is the neighborhood cluster and involves the consolidation of similar neighborhood groups. The highest level is identified as an overall market area and usually defined geographically. The residential market areas identified by neighborhood codes and geographical areas are attached for reference. (Appendix D)

Highest and Best Use Analysis--- The highest and best use must be physically possible, legally permissible, financially feasible, and productive to its maximum. The highest and best use of residential property is often 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. In some instances, there are areas that transition over time from what was initially residential to another use. Appraisal standards require a property to be valued at its highest and best use, however a Jurisdictional Exception is provided by USPAP when local law requires something contrary to the recognized standard. 23.01(d) of the Tax Code also addresses the valuation of residential properties with a homestead based on the residential value regardless of if that is not the current highest and best use of the property. Most urban single-family properties in the county meet a highest and best use analysis as the current residential use on the date of appraisal.

After market analysis, neighborhood delineation, and HBU analysis is complete, the last step in model specification is to identify which model(s) will best replicate the forces of supply and demand and recreate values that closely match the sale prices in the defined areas. Two common models specified in the valuation of single-family residential properties in the county are market modified cost and sales comparison. The sales comparison approach is used on most urban homes in Williamson County while market modified cost is mainly applied to a few historic urban homes and most rural residential properties. Yearly testing of rural market areas has allowed the inclusion of rural properties in the sales comparison approach rather than market modified cost. It is the goal of WCAD to continually improve the sales comparison process to include more rural properties

in the initial valuations. Additional areas will be analyzed for possible inclusion in the sales comparison grouping during the 2027 and 2028 valuation years. Both valuation techniques are further detailed in the model calibration section.

MODEL CALIBRATION

Model calibration involves the testing, updating, and retesting the various specified models by statistical standards to achieve values that replicate the sale prices analyzed had they taken place on the January 1st date of appraisal. Various models used in the valuation process are identified, adjusted, and applied once sales data is collected and updated in the database each year.

Sales Information--- A sales file for the storage of sales data for improved properties is maintained for residential real property. Residential improved sales are collected from a variety of sources, including district survey letters sent to buyers and sellers, field discovery, protest hearings, builders, publications, third party sources, and realtors or brokers. A system of type, source, validity, and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. As a result of the Tax Code requirement of a January 1 valuation, the effect of time as an influence on price is studied by inverse ratio method, unit value comparisons, paired and re-sales analysis, and multiple regression analysis. Monthly and sometimes daily time adjustments are illustrated through detailed analysis and applied in the ratio study to the sales as indicated within defined areas of study.

Cost Schedules--- Residential property within the county begins with an initial valuation from cost schedules that utilize a comparative unit method. Cost schedules are developed and tested each year by compiling known sale prices of new properties within each defined level of quality of construction and correlating the resulting value per square foot data into a table stored within the CAMA system. Tables are also developed through sales analysis to uniformly apply value for added exterior amenities of a home that are desirable and contribute to sale prices.

Depreciation---Physical depreciation is expressed as a percentage that is computed and subtracted from estimated replacement cost new. The percentage rate is dependent on the class, condition, effective age, and economic life of an improvement. Depreciation tables are initially developed from Marshall & Swift publications, set up based on structure classifications, and observed each year through market sales for potential adjustments. The depreciation schedules ensure that all properties within the same quality and condition depreciate at the same level which leads to uniformity within a market area. A critical element in depreciation is commonly referred to as effective age and is the cornerstone on which the schedules are built. Initial construction dictates the actual age of a structure by establishing a base year on which the age can be calculated. Initially, the actual and effective age are the same. However, over time, owners replace, change, or update deteriorating components of a structure which then reduces the effective age of the property as well as the amount of depreciation. Correlations of

sales to effective ages of properties are utilized to trend and update depreciation schedules, as necessary.

Income Models---Income models are utilized if there is sufficient data to develop rent multipliers for residential property that is producing income, and there is little or no sales information to rely on a market sales approach to value. Typically, there is substantial residential sales information in rental areas and the income approach is not generally used.

Residential Models--- As mentioned previously, the model specified for most residential properties in the district is the sales comparison and is assisted by utilizing multiple regression analysis (MRA) This process facilitates the sales comparison model by providing statistical data for the relevance of various identified property characteristics as well as their associated influence on value. Appraisal literature points to the importance of relying on the market to extract adjustments used in the sales comparison approach that address characteristic differences between properties. For each market area, a model is specified based on the characteristics of value, or variables, which return acceptable analytical statistics. Once those variables are identified and calculated by the regression analysis, the sales comparison approach can be used to value the properties within the market area by the most comparable sales to each subject property. Model calibration then occurs in two parts. First, during the identification of the comparable sales selection criteria that is input into the CAMA system. Second, when the final determinations of the resulting MRA variable coefficients are applied. For valuation years 2027 and 2028, new variable approaches and combinations in the MRA model will be explored and tested for the possibility of improving regression output statistics and overall appraisal measures of central tendency. Recent introductions to software potentially available to provide more detailed information to residential interior data that is commonly used in other states and by fee appraisers will be explored in the upcoming reappraisal cycles. Access to this data and adequate use of it as variables in the residential modeling process could further improve valuation accuracy and model testing statistics.

Properties that are not valued by the sales comparison model are valued using the market modified cost model. Neighborhood, or market adjustment factors are developed from appraisal statistics provided from ratio studies and are used to ensure that calculated values are consistent with the market. This approach accounts for neighborhood market influences not particularly specified in a purely cost model. It also is useful for properties that are sometimes difficult to model through MRA due to the high degree of variability that exists in the identified market area. This is often observed in significantly older homes that were built in what are referred to as “old town” areas in the county, and rural properties on various size tracts of land. The following equation denotes the hybrid model used:

$$MV = MA [RCN - D] + LV$$

The market value (MV) is calculated once the market adjustment factor (MA) is applied to the replacement cost new (RCN) less depreciation (D) and then adding the land value (LV). During the valuation phase of the appraisal year, statistical analysis of current appraised values as compared with recent time-adjusted sales determines the appropriate market adjustment for each neighborhood. Market adjustment factors assist in calibrating the model and are applied uniformly within

individual neighborhood codes to account for location variances between market areas or across a jurisdiction. Thus, following analysis of recent sales appropriately adjusted for the effects of time, calculated values following the application of the determined market adjustment factor will reflect the market influences and conditions only for the specified market area on the appraisal date of January 1. In 2027 and 2028, properties valued by this model will be tested for further valuation through the sales comparison approach prior to mailing valuation notices so additional residential property owners receive more detailed and comprehensive 25.19 notice information.

Statistical Analysis--- Model specification and calibration are an iterative process and involves various statistical testing measures. Once a model is specified, fine tuning takes place during the calibration process to produce the best resulting outcome statistics, and thus, accurate and consistent values. Residential appraisers perform statistical analysis annually to evaluate whether values are consistent with the market. Ratio studies are conducted on various market levels in the district to judge mass appraisal accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are conducted on specified neighborhood and market levels and summarized by year. These summary statistics provide the appraisers a tool to determine both the level and uniformity of appraised value on a neighborhood or market area basis and consider whether appraised values require adjustments relative to changing market conditions. The level of appraised value is determined by calculating the median appraisal to sale ratio within each market area. The accuracy and uniformity of a market area is evaluated by the coefficient of dispersion for the same dataset.

RESIDENTIAL (BUILDER'S) INVENTORY

23.12 of the Tax Code allows a wholesale valuation of residential inventory if it is: 1) held for sale in the normal course of business for the owner; 2) has never been occupied as a residence; and 3) it has never been rented and produces no income. This special valuation is given to the owners who request it and are typically builders and developers. Each year, known bulk sales of residential properties are analyzed to determine discount factors to apply based on supply in the area, current demand, typical holding periods, and typical build-out timeframes. Once factors are established, all single-family residential properties that are/were owned on the first of the year by a known builder or developer are identified and the factors are applied to the selected properties. Those properties are then sent the notice of value for the year with the calculated discount applied. As a result of recent national economic changes that raised interest rates and slowed sales locally, more analysis will be taken in the upcoming valuation cycles to determine possible additional years to add to builders inventory holding periods that are applied in the valuation process.

COMMERCIAL PROPERTY VALUATION PROCESS

The commercial appraisal department is responsible for developing the equal and uniform market values for improved commercial property within the county. The staff generally values apartments, office, retail, warehouse/manufacturing, and various other categories of business-related facilities. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year. A calendar summarizing the department's yearly reappraisal activities is attached for reference. (Appendix C)

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 rates, discount rates, and financing trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. The commercial appraisers and manager analyze the data and meet regularly to discuss how these factors and trends could impact the local real estate market. More detailed analysis by property type and various categories is then undertaken to determine what model recalibration and specification will need to occur during the upcoming valuation cycle.

Neighborhood and Market Analysis---A commercial neighborhood, submarket, or economic area is comprised of land and the commercial properties located within the boundaries of a specifically defined geographic location, or a collection of land and the commercial properties defined by similar business functions within a defined geographic location. The school districts within the county provide the first basis of the geographic delineation of the commercial properties by location. Market area delineations can be based on man-made, political, or natural boundaries. Submarket analysis involves the examination of how physical, economic, governmental, and social forces at the local, national, and international level influence or affect property values. The effects of these forces are used to determine the highest and best use for a property, and to select the appropriate sale, income, and cost data in the valuation process. Economic area identification and delineation by each major property use type is a key component in a commercial mass appraisal valuation system. Economic areas are periodically reviewed to determine if a revised delineation is required. The commercial market areas are attached for reference. (Appendix D)

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. It is the use that will generate the highest net return to the property over time. The appraiser must consider the most probable use that is permitted under local administrative regulations and ordinances. While its current zoning regulation may restrict a property's use, the appraiser may also consider the probability that the zoning could be changed, based on activity in the area. A property's current use is often the highest and best use due to zoning regulations. However, there are times

when the market and zoning changes proposed and allowed by a city have defined areas in transition where the highest and best use may not reflect the actual use of the property at the time of appraisal.

After market analysis, neighborhood delineation, and HBU analysis is complete, the last step in model specification is to identify which model(s) will best replicate the forces of supply and demand and recreate values that closely match the sale prices in the defined areas. The commercial department utilizes the cost, market modified cost, sales comparison, and income approaches to value when determining which specific models will be applied to the various properties. Property type, use, and availability of data are factors which typically drive the specification process.

MODEL CALIBRATION

Model calibration involves the testing, updating, and retesting the various specified models by statistical standards to achieve values that replicate the sale prices analyzed had they taken place on the January 1st date of appraisal. Various models used in the valuation process are identified, adjusted, and applied once sales data is collected and updated in the database each year.

Sales Information--- Sales files for the storage of sales data for improved properties are maintained for each type of commercial real property. Commercial improved sales are collected from a variety of sources, including: district survey letters sent to buyers and sellers, field discovery, protest hearings, builders, publications, third parties, realtors, and brokers. A system of type, source, validity, and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. The effect of time as an influence on price can be considered by paired and re-sales analysis or forecast trending and applied in the ratio study to the sales as indicated within each neighborhood area.

Cost Schedules--- The cost approach to value is applied to all improved real property by utilizing the comparative unit or square foot method to determine replacement cost new. Replacement cost new should include all direct and indirect costs, including materials, labor, supervision, architect, and legal fees, overhead and a reasonable profit. Development of a comparative cost unit for each building class involves the utilization of national cost data reporting services as well as consideration of actual cost information on comparable properties within the county. A base cost rate has been developed for each building class and represents the replacement cost per unit for a benchmark property for each class. Date and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over time. Since a national cost service is used as a basis for the cost models, location modifiers are necessary to adjust these base costs specifically for Williamson County. The national cost services provide these modifiers and are also checked with any known local sales obtained by the appraisal district.

Depreciation---Physical depreciation is expressed as a percentage that is computed and subtracted from estimated replacement cost new. The percentage rate is dependent on the class, condition, effective age, and economic life of an improvement. Depreciation tables are derived from Marshall & Swift publications, set up based on structure classifications, and observed each year through market sales for potential adjustments.

Sales Comparison---Commercial sales models are derived by utilizing various comparison elements between properties within the same use type. Common elements include, but are not limited to type, class, size, unit size, and number of units, age, and location. When sufficient sales data is adequate for a use type, a comparison grid is used to account for adjustments required for differences that may exist between the subject property and comparables to get final adjusted values and reconcile a median sales comparison value.

Income Valuation--- Properties which are typically not owner-occupied for which a lot of rental, vacancy and collection loss, and expense data is available are also valued via an income approach. Many national, regional, and local publications are used, in addition to WCAD surveys, research, and information provided during informal hearings to derive the typical rental rates, operating expenses, vacancy and collection loss rates, lease terms, finish out allowances, and concessions by property type and location. Overall capitalization rates are derived internally from known sales and compared to local and national publications. The income approach parameters, including rental and vacancy and collection loss rates, operating expense ratios, and overall capitalization rates are then inserted into the various income tables used to establish the final market value of a property. In the upcoming valuation cycle, the Commercial department is planning on studying, testing, and incorporating calculations in the income approach that address and account for lost or lower income to a property due to excessive vacancy. Another goal is to incorporate calculations for testing the unequal valuation standard in the Tax Code within the CAMA system. This will assist in more efficient evidence preparation during the protest phase of the year.

Statistical Analysis--- The commercial appraisers perform statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on commercial market areas and/or property type in the district to judge mass appraisal accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each neighborhood and are summarized by year. These summary statistics provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a market area basis and consider whether appraised values require adjustments relative to changing market conditions.

Reconciliation and Valuation--- Based on the market data analysis and the methodology described in the cost, sales, and income approaches, the various models are calibrated, and values are developed for each commercial property. The cost approach model is applied to every improved property. Additional valuation indicators may be developed and applied using the sales comparison and income approaches, depending on the property type and availability of

data. The final valuation of a property type is finalized by reconciling these indications of value and considering the weight of the market information available for evaluation and analysis in these approaches to value.

LAND VALUATION PROCESS

The land appraisal department is responsible for developing the equal and uniform market values for all vacant and improved land within the county. The department is made up of appraisers and a support technician. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year. A calendar summarizing the department's yearly reappraisal activities is attached for reference. (Appendix C)

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 interest rates, discount rates, and financing trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. The land appraisers analyze the data and meet regularly to discuss how these factors and trends could impact the local real estate market. More detailed analysis is then completed to determine what model recalibration and specification will need to occur during the upcoming valuation cycle.

Neighborhood and Market Analysis---Land valuation is guided by the principle of substitution and the analysis of known and available sales prices within market areas defined by similar factors such as: location, zoning, economics, and land or building uses. Land is divided into four categories at WCAD. They are rural, transitional, residential, and commercial. Within those categories are market areas that are defined by location and typical use. Delineation of these market areas allows the land appraisers to specify similar land types and value them consistently and uniformly with tables derived from sales within the defined areas. The land market areas identified by land tables are attached for reference. (Appendix D)

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. It is that use that will generate the highest net return to the property over time. The appraiser must consider the most probable use that is permitted under local administrative regulations and ordinances. While its current zoning regulation may restrict a property's use, the appraiser may also consider the probability that the zoning could be changed, based on activity in the area. A property's current use is often the highest and best use due to zoning regulations. However, there are times when the market and zoning changes proposed and allowed by a city have defined areas in transition where the highest and best use may not reflect the actual use of the property at the time of appraisal.

After market analysis, neighborhood delineation, and HBU analysis is complete, the last step in model specification is to identify which model(s) will best replicate the forces of supply and demand and recreate values that closely match the sale prices in the defined areas. The land department utilizes the sales

comparison approach to value and applies acquired sales to various models assigned to properties which are often based on location and use type. Property type, use, and availability of data are factors which typically drive the specification process.

MODEL CALIBRATION

Sales Information--- Sales files for the storage of sales data for vacant and improved properties are maintained for all real property. Vacant and improved sales are collected from a variety of sources, including district survey letters sent to buyers and sellers, field discovery, protest hearings, builders, and realtors and brokers. A system of type, source, validity, and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. The effect of time as an influence on price can be considered by paired sales analysis or forecast trending and applied in the ratio study to the sales as indicated within each neighborhood area.

Sales Comparison--- Land is valued primarily on the sales comparison approach. Sale properties are examined for their attributes and adjusted for their differences. The primary difference is size, but other attributes, such as view, location, frontage, zoning, topography, utility availability and tree coverage may also be used or considered. Rural land valuation is typically accomplished by establishing price per acre tables or lot tables from sales within various defined market areas. This technique allows consistent appraisal across market areas in addition to the ability to change values on multiple properties in an efficient manner. Commercial tracts are categorized by established location boundaries, and yearly sales data assists in deriving price per square foot tables to efficiently apply uniform appraisals and adjustments as needed. Residential land is valued using the sales comparison approach and is also verified yearly by an allocation or abstraction method.

Statistical Analysis--- The land appraisers perform statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on land market areas in the district to judge mass appraisal accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each market area and are summarized by year. These summary statistics provide the appraisers a tool to determine both the level and uniformity of appraised value on a market area basis and consider whether appraised values require adjustments relative to changing market conditions.

Reconciliation and Valuation--- Based on the results of the analysis on available market data, land appraisers can adjust valuation tables as necessary to systematically apply land values to the properties within the county in an efficient manner. In the upcoming reappraisal cycles, the Land department has a goal to "table" more commercial land in the Georgetown and Round Rock areas. This process assigns various parcels to categorical valuation tables that assign value based on location and size. This process provides a more efficient, systematic and equitable way to assign value rather than taking an individual case by case approach.

AGRICULTURAL LAND

If property is devoted principally to agricultural use to the degree or intensity generally accepted in the area for five of the preceding seven years, it is eligible for special valuation, called productivity value. As such, the appraised value is determined to be what the property would sell for but only considering its value as an agricultural property (productivity). Agricultural valuation is based on net-to-land calculations, which take either rental rates and subtract typical expenses to arrive at an income to an investor, or they are computed by taking yields and crop prices typical of the county and subtracting expenses to arrive at income to a farmer. These calculations are done for several categories of improved and native pasture, dry crop, and wasteland. If a property is approved for productivity value, then the value per acre is applied by tables, depending on the quality and type of agricultural land present. Rental rates per acre, if used, are derived from WCAD surveys. This approach is an income approach but is based on a predetermined (agricultural) highest and best use, which may, or may not be the highest and best use for the land.

Wildlife management is another sub-category that may receive productivity value, based on criteria that the owner must maintain, including but not limited to, erosion, habitat, and predator control. WCAD follows protocols established by the Tax Code to ensure proper correspondences and applications are sent to property owners with and without productivity valuation. Each year, an area, typically identified by a school district, is also selected for an audit of properties with current productivity valuation to ensure continued compliance with established guidelines. The scheduled school districts for 2027/28 are Bartlett, Granger, and East Georgetown.

BUSINESS PERSONAL PROPERTY, MINERALS & UTILITIES

VALUATION PROCESS

The personal property appraisal department is responsible for developing the equal and uniform market values for all business personal property, leased assets, vehicles and aircraft, and multi-location assets within the county. The department is made up of appraisers and support technicians. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year. A calendar summarizing the department's yearly reappraisal activities is attached for reference. (Appendix C)

DATA COLLECTION

The business personal property data is collected yearly through field inspection and property owner renditions. Annual field inspections allow for discovery of new businesses, ownership changes, relocation or closing of business not revealed through other sources. WCAD utilizes outside vendors who establish a listing of vehicles within the jurisdiction from the Texas Department of Transportation (TxDOT) Title and Registration Division. Leased and multi-location assets are mainly provided through owner renditions. Additional enhanced options for online rendition filing will be explored and implemented in the upcoming valuation cycles.

MODEL SPECIFICATION

SIC Code Analysis---Standard Industrial Classification (SIC) codes were developed by the federal government to describe property and are used as the basis for classification and valuation of business personal property accounts. SIC code identification and delineation is a critical part of the business personal property valuation system. Analysis work done in association with the valuation process is SIC code specific.

MODEL CALIBRATION

Cost schedules---The primary approach to the valuation of business personal property is by the cost approach which is based on value-in-use of items in a business as if it were to be sold to continue operation. Each year, the cost tables for each type of personal property are updated using information received from renditions during the protest season. The quality/density schedules derived from inventory and furniture and fixtures is then entered into the WCAD cost tables. Depreciation is also adjusted each year to reflect the passage of time. During the valuation season, final values may be based on WCAD cost and depreciation tables, renditions (actual depreciated costs), sale prices, if available, or state cost and depreciation schedules where WCAD may be lacking data. During the 2025 legislative session, HB 9 was passed which raised the property tax exemption for income -producing tangible personal property to \$125,000 of market value per location and became effective January 1, 2026. The exemption also applies independently to each separate business location a taxpayer operates within a taxing unit. This addition to the Tax Code now requires the yearly identification

of business personal property accounts that meet those qualifications and the appropriate application of the exemption to the qualifying properties.

INDUSTRIAL PERSONAL PROPERTY

Some unique industrial personal property, utilities, and minerals are valued by an independent appraisal company, Capitol Appraisal Group, Inc. (CAGI). The following identifies CAGI's yearly responsibilities for these unique properties.

- (1) Identifying properties to be appraised: Each year, a meeting is held with CAGI to establish the potential list of properties that the companies will be responsible for appraising as defined by the agreed contracts between CAGI and WCAD. Industrial properties on the list 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, photos, 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.

UTILITIES, RAILROAD AND PIPELINE PROPERTIES

Utilities are valued by the unit method by Capitol Appraisal Group, Inc. The following identifies CAGI's reappraisal plan for these unique properties.

- (1) Identifying properties to be appraised: 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 confidential to assist in identification of these properties.
- (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 like pipeline except that the RCNLD model is not used.
- (5) 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.

MINERALS – OIL AND GAS

Minerals are valued by the Capitol Appraisal Group, Inc. The following identifies CAGI's reappraisal plan for these properties.

- (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, CAGI 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 CAGI'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. CAGI 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 commonly used in the oil and gas industry. Through use of the discounted cash flow technique in particular, the appraiser can 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 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.

DELIVERY OF NOTICES

Each tax year covered by the plan, following the conclusion of the outlined appraisal activities, the chief appraiser will provide a notice of appraised value for each property as prescribed by Section 25.19 of the Texas Property Tax Code. Upon receipt of value notices, property owners may protest the value determined by the appraisal district within a period specified by the Tax Code.

PROTEST and HEARING PROCESS

The Williamson Central Appraisal District (WCAD) is committed to ensuring that property owners are afforded all rights provided under the Texas Property Tax Code. Property owners who disagree with any action taken by the appraisal district may utilize the protest and appeals procedures established by law.

Following completion of the annual appraisal process, WCAD will mail Notices of Appraised Value as required by Section 25.19 of the Texas Property Tax Code. Property owners who disagree with the appraised value, exemption determination, ownership information, market value, unequal appraisal, special valuation determination, or other actions of the appraisal district may file a written Notice of Protest with the Appraisal Review Board (ARB).

INFORMAL REVIEW PROCESS

Prior to formal Appraisal Review Board hearings, WCAD offers property owners the opportunity to discuss appraisal concerns with appraisal staff through an informal review process.

During informal reviews, district appraisers may:

- Review appraisal records with the property owner.
- Examine evidence submitted by the property owner.
- Verify property characteristics.
- Review comparable sales, income data, expense information, or other relevant market evidence.
- Correct factual errors when appropriate.
- Recommend adjustments supported by market evidence.

Many valuation disputes are resolved during the informal process, resulting in improved efficiency for taxpayers, appraisal staff, and the ARB. Informal reviews may be conducted in person, by telephone, virtually, or through electronic submissions as authorized by district procedures.

Appraisal Review Board Hearings

If a protest is not resolved during the informal review process, the property owner may proceed to a formal hearing before the Appraisal Review Board.

The ARB is an independent body established under Texas law to resolve disputes between property owners and the appraisal district. ARB members are appointed in accordance with Texas Property Tax Code requirements and serve independently of the appraisal district.

During the formal hearing:

- The property owner may present testimony and documentary evidence.
- WCAD will present evidence supporting the appraised value or action being protested.
- Both parties may question evidence presented during the hearing.
- The ARB will consider all evidence submitted.
- A written order determining the protest will be issued following completion of the hearing.

The district annually prepares hearing evidence in compliance with applicable provisions of the Texas Property Tax Code and makes evidence available to property owners as required by law. Evidence used by the appraisal district to meet its burden of proof for market value and equity in both informal hearings with appraisers and formal appraisal review board hearings is developed each year following the completion of the valuation phase. These items include, but are not limited to cost schedules, quality/density schedules, depreciation schedules, useful life tables, land tables, maps, sale and equity comparable adjustment grids, sale data, rental surveys, vacancy information, expense ratios, overall capitalization rates, income tables, field cards and pictures. This information is maintained electronically in categorized files by appraisal department and utilized throughout the protest phase of the appraisal calendar. Information from those files not made confidential by the Tax Code may be obtained by the public through appropriately filed public information requests.

THE MASS APPRAISAL REPORT

Each tax year the Mass Appraisal Report required by the property tax code is prepared and certified by the Chief Appraiser at the conclusion of the valuation phase of the ad valorem tax calendar during May. The Mass Appraisal Report is completed in compliance with STANDARD RULE 6 of the *Uniform Standards of Professional Appraisal Practice*. The signed certification by the Chief Appraiser is also compliant with STANDARD RULE 6 of *USPAP*.

Appendix A

2027 Proposed Budget

2027 Budget Requested Recap



2027 Budget Requested

Account Name	2021 Budget	2021 Actual	2022 Budget	2022 Actual	2023 Budget	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2026 Budget	2027 Requested Budget	% Change
6010 - Salaries	\$ 4,804,400	\$ 4,768,301	\$ 5,200,600	\$ 5,073,201	\$ 6,180,500	\$ 6,053,171	\$ 6,814,700	\$ 6,541,310	\$ 7,373,300	\$ 7,988,000	\$ 8,174,515	2.33%
6020 - Allowances	\$ 269,300	\$ 268,270	\$ 319,100	\$ 316,081	\$ 320,000	\$ 340,362	\$ 344,700	\$ 355,880	\$ 359,700	\$ 406,600	\$ 455,060	11.92%
6030 - Group Health	\$ 656,500	\$ 565,670	\$ 729,800	\$ 661,168	\$ 836,600	\$ 669,485	\$ 974,200	\$ 796,147	\$ 1,024,600	\$ 944,200	\$ 1,042,530	10.41%
6040 - Retirement	\$ 912,000	\$ 1,065,546	\$ 1,000,600	\$ 991,037	\$ 1,181,100	\$ 1,155,727	\$ 1,303,200	\$ 1,432,841	\$ 1,405,800	\$ 1,528,700	\$ 1,572,470	2.86%
6060 - Worker's Comp Insurance	\$ 8,900	\$ 9,354	\$ 8,900	\$ 7,315	\$ 7,900	\$ 8,277	\$ 9,200	\$ 7,901	\$ 9,200	\$ 9,200	\$ 10,560	14.78%
6070 - Social Security / Disability	\$ 73,200	\$ 67,429	\$ 79,700	\$ 95,690	\$ 95,400	\$ 86,713	\$ 105,000	\$ 96,068	\$ 113,000	\$ 122,600	\$ 125,966	2.75%
6110 - Office Supplies	\$ 12,500	\$ 8,340	\$ 13,900	\$ 13,924	\$ 13,500	\$ 13,805	\$ 13,600	\$ 11,866	\$ 16,600	\$ 18,000	\$ 16,750	-6.94%
6120 - Postage	\$ 223,300	\$ 168,714	\$ 228,000	\$ 200,882	\$ 291,500	\$ 235,778	\$ 215,100	\$ 167,632	\$ 247,500	\$ 273,900	\$ 286,980	4.78%
6130 - Forms/Printing	\$ 88,200	\$ 68,709	\$ 97,100	\$ 75,721	\$ 101,700	\$ 82,569	\$ 72,400	\$ 74,705	\$ 89,100	\$ 101,500	\$ 97,167	-4.27%
6140 - Janitorial Supplies	\$ 7,200	\$ 4,608	\$ 7,200	\$ 6,805	\$ 7,200	\$ 7,208	\$ 7,800	\$ 6,033	\$ 7,800	\$ 8,500	\$ 7,800	-8.24%
6150 - Minor Equipment/Furniture	\$ 80,300	\$ 73,274	\$ 87,700	\$ 76,091	\$ 91,000	\$ 72,281	\$ 94,000	\$ 62,675	\$ 94,000	\$ 96,900	\$ 102,700	5.99%
6160 - Computer Supplies	\$ 13,600	\$ 8,729	\$ 13,400	\$ 10,278	\$ 12,300	\$ 9,199	\$ 16,500	\$ 7,614	\$ 16,500	\$ 17,700	\$ 17,660	-0.23%
6210 - Schools/Conferences Membership (Prof Dev)	\$ 109,200	\$ 103,507	\$ 123,400	\$ 118,954	\$ 134,300	\$ 130,888	\$ 133,600	\$ 119,130	\$ 165,200	\$ 159,100	\$ 171,825	8.00%
6215 - Equipment Lease/Rental	\$ 41,100	\$ 33,085	\$ 41,100	\$ 33,030	\$ 41,100	\$ 38,310	\$ 42,300	\$ 23,395	\$ 43,500	\$ 42,000	\$ 41,967	-0.08%
6220 - Utilities	\$ 217,400	\$ 219,874	\$ 215,900	\$ 219,418	\$ 228,200	\$ 217,237	\$ 232,200	\$ 198,968	\$ 224,700	\$ 230,700	\$ 211,000	-8.54%
6225 - Building Repair & Maint.	\$ 148,400	\$ 261,807	\$ 154,200	\$ 265,455	\$ 179,500	\$ 153,514	\$ 185,400	\$ 166,810	\$ 189,400	\$ 189,600	\$ 192,590	1.58%
6235 - TLO Expenses	\$ 11,900	\$ 11,850	\$ 12,000	\$ 12,900	\$ 14,300	\$ 13,200	\$ 16,000	\$ 15,970	\$ 17,500	\$ 19,000	\$ 31,000	63.16%
6236 - BOD Expenses	\$ 6,000	\$ 5,992	\$ 6,000	\$ 4,828	\$ 6,000	\$ 5,738	\$ 364,900	\$ 310,827	\$ 184,000	\$ 184,000	\$ 184,000	0.00%
6240 - Publications	\$ 113,300	\$ 111,467	\$ 109,500	\$ 97,749	\$ 132,500	\$ 112,710	\$ 140,500	\$ 119,913	\$ 146,100	\$ 180,800	\$ 190,993	5.64%
6250 - Contingency Emergency	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	0.00%
6260 - Consulting/Professional Services	\$ 899,100	\$ 712,317	\$ 924,600	\$ 847,599	\$ 1,011,000	\$ 1,404,783	\$ 1,084,400	\$ 1,400,982	\$ 1,185,800	\$ 1,369,900	\$ 1,437,984	4.97%
6280 - Maintenance Contracts	\$ 285,800	\$ 285,265	\$ 394,700	\$ 368,632	\$ 421,300	\$ 370,496	\$ 430,200	\$ 396,769	\$ 444,800	\$ 475,400	\$ 572,787	20.49%
6285 - Computer Services/Licenses	\$ 135,300	\$ 136,957	\$ 157,800	\$ 152,726	\$ 145,800	\$ 184,244	\$ 187,700	\$ 188,136	\$ 279,600	\$ 252,600	\$ 174,469	-30.93%
6290 - Business Insurance	\$ 17,800	\$ 20,566	\$ 19,800	\$ 21,859	\$ 21,700	\$ 24,199	\$ 23,300	\$ 27,870	\$ 25,600	\$ 29,200	\$ 42,600	45.89%
6810 - Debt Service - Building	\$ 425,600	\$ 425,517	\$ -	\$ -	\$ -	\$ 22,833	\$ -	\$ 17,656	\$ -	\$ -	\$ -	-
8010 - Capital Outlay	\$ 65,000	\$ 63,782	\$ 65,000	\$ 32,887	\$ 65,000	\$ -	\$ 47,500	\$ 64,480	\$ 65,000	\$ 65,000	\$ 65,000	0.00%
8020 - Furniture & Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
8030 - Fund Depreciation	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	0.00%
TOTALS	\$ 9,630,800	\$ 9,468,930	\$ 10,015,500	\$ 9,704,230	\$ 11,544,900	\$ 11,412,727	\$ 12,863,900	\$ 12,611,578	\$ 13,733,800	\$ 14,718,600	\$ 15,231,872	3.49%
Appraisal Review Board Budget	\$ 244,500	\$ 251,017	\$ 242,400	\$ 303,996	\$ 282,300	\$ 221,985	\$ 306,400	\$ 190,019	\$ 347,800	\$ 677,600	\$ 677,570	0.00%
TOTAL WCAD and ARB BUDGET	\$ 9,875,300	\$ 9,719,947	\$ 10,257,900	\$ 10,008,226	\$ 11,827,200	\$ 11,634,712	\$ 13,170,300	\$ 12,801,597	\$ 14,081,600	\$ 15,396,200	\$ 15,909,442	3.33%
<i>One Time Reserve Expense</i>												
Board budget buy down from assigned fund balance	\$ (399,453)		\$ (300,000)		\$ (300,000)		\$ (50,000)		\$ -			
TOTAL WCAD ALLOCATION BUDGET	\$ 9,475,847		\$ 9,957,900		\$ 11,527,200		\$ 13,120,300	\$ 12,801,597	\$ 14,081,600	\$ 15,396,200	\$ 15,909,442	3.33%

Appendix B

Master Calendar

Appendix C

Appraisal Department Task Calendars

Calendar of Key Events

[illegible]

Calendar of Key Events

[illegible]

Calendar of Key Events

[illegible]

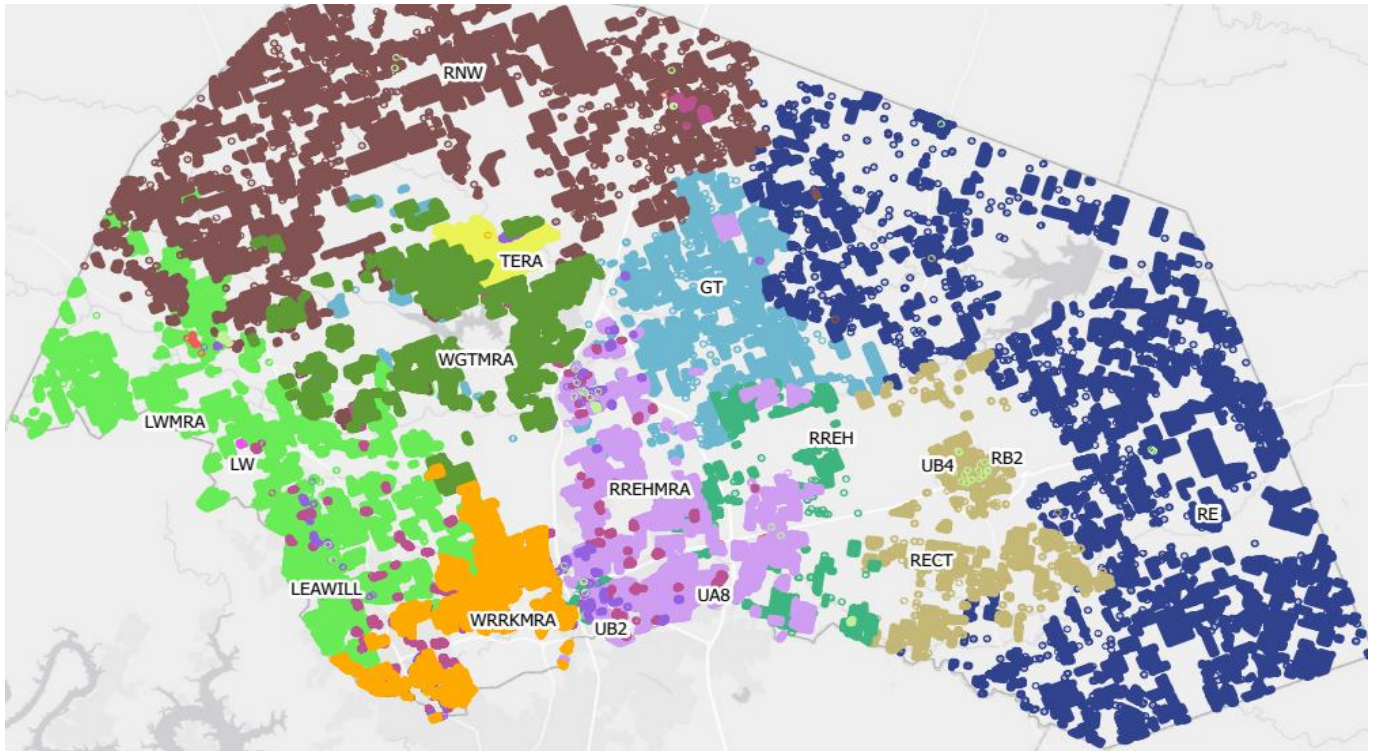
Calendar of Key Events

[illegible]

Appendix D

Appraisal Market Areas

WCAD RESIDENTIAL MARKET
MODELING AREAS



WCAD RESIDENTIAL
NEIGHBORHOOD CODES

MH TYPES	Coupland ISD	Florence ISD	Thrall/Thronedale/Lexington ISD
AM10DLXI	T610D80H	F001D30F	X006330I
AM20SLXI	T705350I	F001X	X304484I
AM30DDXI		F112708A	X401D75H
AM40SDXI		F301D30I	X402421C

Georgetown ISD	Georgetown ISD	Georgetown ISD	Georgetown ISD
G105M50E	G226616B	G548321C	G725698D
G108414C	G227416C	G549321C	G727598F
G110693B	G228520C	G550496H	G730590D
G117519C	G230698D	G551409G	G732592E
G118601C	G235480G	G555501F	G734592D
G119404E	G240492H	G557406G	G736592E
G120480H	G242593F	G558213F	G736016B
G122519C	G242X	G565486I	G736018C
G123514C	G244484H	G568220C	G737017C
G125483H	G250584D	G569317D	G740594D
G126591F	G305M50H	G570318C	G742588F
G127500E	G308409G	G570499G	G743516B
G127507D	G310501D	G571320C	G745500D
G127X	G311417C	G571513C	G745D00B
G130470H	G315496H	G571617B	G746504C
G130008E	G320M35I	G573418C	G747607C
G130085I	G324020D	G573420D	G748514C
G131481H	G325595H	G573020C	G749614B
G134012B	G401590F	G575M00I	G749615B
G135603C	G410070D	G580M00I	G750616B
G140576D	G410086I	G600O21C	G751616B
G145690C	G411505D	G601475I	G752617A
G146603C	G411017E	G616017C	G753620B
G150584F	G412400H	G617O21C	G754402E
G152586G	G413415C	G617T05C	G755321C
G156583D	G4180	G618T60I	G760500D
G165582D	G420319C	G619T68H	G761407F
G171709B	G420407F	G620T40I	G761509F
G172613B	G420495G	G622T60I	G762401G
G175468G	G421O21C	G630402G	G763414D
G178616B	G425482I	G635065I	G764504F
G180580F	G430490I	G635402H	G765M90F
G181404G	G437490I	G650H	G766409F
G182484G	G437X	G652H	G767411F
G183618B	G442490G	G653H	G770M90F
G185603B	G445317D	G656H	G775594D
G187476H	G501O06D	G701583F	G794600B
G191592F	G502200E	G702509C	G795517B
G192584C	G502210E	G707696C	G798413E
G194597G	G507521B	G710694C	G799514C
G195585F	G508418D	G711721A	G809704A
G197584F	G509418D	G712698C	G875X07F
G198502E	G510401G	G714698D	G885X
G205600A	G511320D	G716700A	G890498H
G206621A	G520472I	G718605C	G890598C
G210582E	G530M80I	G720601C	G890598E
G215594D	G540594E	G721521B	G891500F
G220M86C	G542404I	G721617A	G892500C
G223605C	G542017D	G7220607C	G892596C
G224714B	G545401G	G722620A	G893501F
G225695D	G546214E	G723606C	G893501G
G226417C	G547217C	G724606C	G894500D

Georgetown ISD	Hutto ISD	Liberty Hill ISD	Jarrell/Bartlett/Granger ISD
G894596D	H004D64G	I030D80G	J002D35H
G895506D	H005D86H	I035D95E	J102595E
G895508E	H101601D	I101407F	J103603C
G895514C	H102601C	I115619B	J104699C
G896505C	H103491H	I116596F	J105520C
G896508C	H104412B	I120614B	J106521C
G896514C	H105403G	I122617A	J107521C
G897403H	H106403G	I123415C	J201500G
G897404F	H107213F	I133421B	J202505F
G897406E	H107421C	I140599D	J203320D
G897406F	H107521C	I145501E	J204407G
G897414D	H108212F	I145508C	J205220E
G898405G	H108318D	I160602C	J207016E
	H108403H	I210486F	J208321D
	H109421C	I212317D	J209321D
	H109486G	I215400G	J210321D
	H115406G	I243516B	J211220E
	H120406G	I310599F	J305492H
	H121413C	I311617B	J306017E
	H122416C	I312518B	J307419C
	H123414C	I320599C	J308421C
	H123421C	I410600C	J311413D
	H1240317D	I411416C	J320320D
	H161	I412418C	J410335I
	H201502F	I413520C	J430340I
	H202499H	I413019C	J450D45I
	H203403G	I414019C	J501330I
	H204601C	I420701A	J520422C
	H205217D	I422413F	J602D30I
	H2110	I422613C	J605D92G
	H220521C	I423613A	
	H255221D	I424616A	
	H301597F	I425518B	
	H301X98G	I433420C	
	H302521A	I440D94G	
	H303401G	I448514C	
	H303419C	I450610C	
	H304519C	I451417C	
	H304601C	I451418C	
	H305500C	I460514C	
	H306321C	I461618A	
	H307404J	I505X	
	H308403H	I510D29I	
	H309593F	I511417C	
	H313405H	I513419C	
	H313505C		
	H317316D		
	H318417C		
	H401403G		
	H402401H		
	H403603D		
	H404513C		
	H405016D		
	H406420C		
	H415421C		
	H503440I		
	H505403H		

Leander ISD	Leander ISD	Leander ISD	Leander ISD
L010D82C	L224495H	L325617A	L526504D
L101494H	L227407G	L330590G	L531401G
L105401H	L227498G	L334592F	L533614B
L106407G	L228416E	L337008E	L5330
L108416C	L230314E	L338517B	L5340
L110517C	L231416D	L341017C	L536008E
L111620A	L231518B	L345597E	L542505C
L112421C	L232498H	L350597E	L543514A
L115483G	L233498F	L355485H	L543515C
L117415B	L234493I	L358585F	L551518B
L121405G	L235485I	L360479H	L5520
L121521G	L237416D	L362479G	L571014C
L122416C	L238401G	L365592F	L572601A
L122417C	L239505F	L368498F	L574006E
L123515B	L240314F	L369599E	L574008E
L123618C	L241314E	L370598E	L574018C
L125D92E	L242479I	L375482H	L575502C
L126416C	L243418E	L401D97B	L575008D
L127517C	L246017D	L420D84C	L576008E
L127521C	L247502E	L421509C	L577011E
L1270	L247506D	L422019C	L578014C
L128414C	L247507C	L423511C	L580D75C
L129416C	L247609C	L423615B	L581704A
L130700A	L249605C	L424014C	L582505D
L131421B	L250501E	L425D87C	L590603C
L131521C	L251496F	L425016C	L591503E
L131609B	L252500E	L426016C	L592005F
L131721C	L253004E	L427016C	L593008E
L132614A	L254502E	L430D93D	
L133515C	L256500F	L437415C	
L133616C	L260D84I	L451404G	
L133020C	L261D74I	L453019C	
L134416C	L262D74I	L459318D	
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L135504F	L2650	L462512D	
L136413C	L267481H	L474591G	
L136420C	L269481G	L478400G	
L136521C	L270499H	L480494G	
L137414F	L279014C	L481413C	
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L137421C	L281014C	L484400G	
L138319C	L285414C	L486501F	
L138420C	L301486G	L488311E	
L201400G	L302594F	L491593F	
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L204415C	L307008E	L495414C	
L206414D	L3110	L496520C	
L210401G	L312483H	L497517B	
L211021A	L313521B	L498506D	
L215483H	L315598D	L498610C	
L217X	L318589F	L499505D	
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L219017D	L321D72G	L510599G	
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L222499G	L323D82I	L519D05C	
L222016C	L324519C	L520D90D	
L223421C	L325513C	L521405G	

Round Rock ISD	Round Rock ISD	Round Rock ISD	Round Rock ISD
R002D78G	R256613C	R390485G	R436599G
R100411D	R2560	R392593F	R437401G
R101506D	R257616A	R393498G	R438401G
R102606C	R260585F	R3940	R439501E
R103D76C	R261592E	R3960	R440515C
R104681D	R270588F	R3970	R441515C
R107503F	R280589F	R3980	R4420
R110597E	R286693B	R3990	R449013C
R115483H	R292598D	R399008E	R450585G
R116583F	R294519B	R399X	R450X
R120483H	R298475H	R3P0480F	R451581F
R120X	R299004E	R3P1595D	R452602D
R121478I	R302609C	R3P3485G	R453474G
R122696C	R303513C	R3P4374I	R454400F
R123492H	R304615B	R3P5480G	R455403H
R124484I	R305419C	R3P50	R455522C
R126592G	R310479G	R3P7572E	R456403I
R127597G	R315591G	R401503G	R457404G
R131699C	R321469H	R401598G	R458407G
R132599E	R325576F	R402401F	R459408F
R140505D	R327582D	R403497H	R460483I
R140601C	R3310	R40440	R461493H
R141600C	R332479H	R40450	R462475H
R142700A	R341375I	R40460	R463489I
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R202681C	R3490	R409599G	R469404H
R203597D	R350481H	R410599F	R470482H
R210480H	R3500	R411484H	R470017C
R212505E	R351496G	R416506E	R471017C
R214714A	R3510	R416508E	R472017C
R215477G	R352474G	R416510E	R473020C
R217609C	R353476G	R417506E	R473018C
R218621A	R355477G	R418507E	R475498G
R220598F	R356601C	R419506E	R491507D
R2210	R3570	R41R405D	R491607C
R222592G	R358084H	R41R405E	R492607C
R2220	R359006E	R420606C	R493607C
R2230	R3670	R420615C	R494617D
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R230592E	R373380F	R425506E	R503460E
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R250516B	R3780	R430485H	R522492G
R250601C	R380483F	R431593G	R525503F
R251501D	R381591E	R432494H	R526207F
R254613D	R383500C	R434598G	R52700
R255514B	R385474G	R435499H	R527213F

Round Rock ISD	Round Rock ISD	Taylor ISD
R527216X	R645014E	T002D54I
R530501E	R646016E	T004D59G
R530506E	R647489A	T005D65G
R5300	R650598E	T006D92G
R531500D	R651598E	T201377I
R532506E	R652598E	T202419C
R533507D	R653411E	T240421C
R534516C	R654506F	T327519D
R540597D	R655498G	T327520D
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R542694C	R6P2499G	TS02501H
R543696D	R6P3401G	TS130
R544696C	R6P4496F	TS16346I
R545698D	R701575F	TS17364I
R546697B	R703T14G	TS18376I
R547697C	R814470I	TS20255I
R548699C	R8220	TS27402H
R549699C	R837	TS28404H
R550600D	R8370	TS37521C
R551599D	R8470	TS37597G
R552600D	R8480	TS41
R553505E		TS42
R560690D		TS50D89H
R561694A		TS75402H
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R564495G		
R565586F		
R565601C		
R566600B		
R569017C		
R570604B		
R572597D		
R573498F		
R575583D		
R580594F		
R581596G		
R582500F		
R583403G		
R587505F		
R588507E		
R595008F		
R5960		
R601480F		
R602494H		
R603494G		
R604482H		
R605477I		
R606006F		
R606OAW		
R612496H		
R620404I		
R630597G		
R631414D		
R6320		
R634417C		
R635497H		
R640404I		
R642317C		

WCAD RESIDENTIAL LAND TABLES

122ACLOG	CDR10615	CDR11741	CDR8993	G110A	G235A	G572A	H205A	I425A
245ACLOG	CDR10645	CDR11807	CDR9040	G111A	G235B	G573A	H205B	I433A
ACCAGRLOG	CDR10646	CDR11835	CDR9049	G112A	G242A	G575A	H210A	I440A
ACCOLOG	CDR10704	CDR11842	CDR9293	G112B	G242X	G580A	H220A	I448A
ACFL	CDR10781	CDR3080	CDR9329	G114A	G244A	G598A	H301A	I449A
ACFRLOG	CDR10875	CDR341	CDR9336	G117A	G244B	G598B	H302A	I450A
ACGELOG	CDR10886	CDR3640	CDR9380	G118A	G308A	G635A	H303A	I450B
ACGRLOG	CDR10890	CDR4276	CDR9382	G119A	G315A	G701A	H304A	I451A
ACGT	CDR10927	CDR4353	CDR9384	G120A	G315B	G711A	H305A	I460A
ACHALOG	CDR10969	CDR4720	CDR9515	G120B	G325A	G722A	H307A	I461A
ACHU	CDR10974	CDR4898	CDR9520	G123A	G401A	G724A	H307B	I501A
ACIBG	CDR10975	CDR5186	CDR9521	G123B	G412A	G725A	H308A	I505A
ACICO	CDR11006	CDR519	CDR9522	G126A	G412B	G737A	H309A	I511A
ACITH	CDR11060	CDR535	CDR9523	G127A	G413A	G742A	H310A	I513A
ACJA	CDR11074	CDR539	CDR9525	G127X	G420A	G743A	H312A	I521A
ACLELOG	CDR11082	CDR541	CDR9526	G132A	G420B	G748A	H315A	J101A
ACLGELOG	CDR11088	CDR542	CDR9592	G146A	G425A	G749A	H317A	J105A
ACLH	CDR11110	CDR543	CDR9597	G146B	G430A	G750A	H401A	J201A
ACTA	CDR11113	CDR547	CDR9600	G158A	G437A	G753A	H402A	J202A
ACX	CDR11137	CDR550	CDR9693	G170A	G437X	G754A	H403A	J203A
ARESTGC	CDR11160	CDR556	CDR9727	G172A	G442A	G755A	H406A	J204A
ARGB	CDR11190	CDR560	CDR9727B	G175A	G445A	G760A	H415A	J205A
ARGC	CDR11193	CDR561	CFSP	G175B	G507A	G762A	H505A	J208A
ARGCW	CDR11205	CDR562	CH18	G178A	G509A	G764A	HGACLOG	J209A
ARIA	CDR11223	CDR567	CHGB	G180A	G510A	G766A	HRACLOG	J211A
ARIB	CDR11255	CDR570	CHGC	G180C	G511A	G766B	HSLT	J303A
ARIC	CDR11293	CDR571	CHGVv	G181A	G520A	G794A	HSLW	J307A
ARID	CDR11310	CDR572	CHI	G183A	G530A	GBRKST	I002A	J308A
ARIE	CDR11350	CDR575	CHII	G185A	G540A	GOACLOG	I102A	J311A
ARIF	CDR11380	CDR5756	CHIII	G185B	G542A	GR1	I104A	J320A
ASACLOG	CDR11414	CDR579	CHIP	G190A	G545A	GR2	I105A	J520A
BA1	CDR11419	CDR584	CP2HS	G190B	G546A	GR3	I133A	JAR1
BA2	CDR11422	CDR586	CP3HS	G190C	G547A	H004A	I133B	JAR2
BA3	CDR11443	CDR587	CP4HS	G190D	G548	H005A	I145A	JAR3
BPACLOG	CDR11470	CDR588	CPRACLOG	G192A	G549A	H103A	I155A	KACLOG
BPHS	CDR11473	CDR593	CWRACLOG	G192B	G551A	H105A	I160A	L101A
BT1	CDR11478	CDR6815	DPACLOG	G194A	G555A	H106A	I211A	L102A
C531	CDR11499	CDR7249	ENCACLOG	G195A	G557A	H107A	I212A	L110A
CDR10174	CDR11504	CDR7618	ENGACLOG	G197A	G560A	H108A	I215A	L111A
CDR10175	CDR11545	CDR7653	ERAC1LOG	G198A	G565A	H109A	I300A	L115A
CDR10324	CDR11546	CDR7813	ERAC2LOG	G206A	G568A	H115A	I311A	L115B
CDR10418	CDR11551	CDR7939	ESACLOG	G215A	G569A	H120A	I411A	L117A
CDR10419	CDR11620	CDR8221	EWLTULOG	G222A	G570A	H121A	I411B	L121A
CDR10516	CDR11623	CDR8318	FLA1	G226A	G570B	H122A	I412A	L122A
CDR10577	CDR11643	CDR8580	FLA2	G226B	G570C	H123A	I412B	L122B
CDR10613	CDR11682	CDR8838	FLA3	G228A	G571A	H201A	I422A	L123A
CDR10614	CDR11704	CDR8947	FLA4	G230A	G571B	H203A	I424A	L123B

WCAD RESIDENTIAL LAND TABLES

L124A	L306B	L526B	R104A	R315A	R520A	SCGBA	WE3
L127A	L306C	L531A	R105A	R321A	R525A	SCGBB	WFACLOG
L127B	L311A	L532A	R110A	R325A	R530A	SCGBC	WLFACLOG
L128A	L311B	L533A	R115A	R326A	R533A	SCGCA	WPACLOG
L131A	L311C	L535A	R116B	R327A	R540A	SCGCB	WR
L133A	L321A	L542A	R120A	R327B	R540B	SCGCC	WSACLOG
L134A	L325A	L543A	R122A	R327C	R540C	SCIA	WTACLOG
L135A	L325B	L543B	R127A	R332A	R540D	SCIB	WWACLOG
L135B	L336A	L544A	R130A	R350A	R540E	SCIC	X305A
L136A	L340A	L544B	R130B	R351A	R560B	SCRACLOG	
L137A	L341A	L545A	R140A	R352A	R560C	SGACLOG	
L137B	L345A	L551A	R140B	R353A	R564A	SHACLOG	
L138A	L350A	L576A	R140C	R356A	R565A	SOACLOG	
L201A	L355A	L611A	R140D	R360A	R572A	SPACLOG	
L204A	L360A	L621A	R141A	R370A	R572B	SUACLOG	
L205A	L362A	L621B	R141C	R372A	R580A	SWACLOG	
L205B	L365A	L621C	R147A	R372D	R587A	T201A	
L206A	L365B	LBACLOG	R147B	R373A	R602A	T202A	
L210A	L369A	LFGB	R203A	R374A	R604A	T327A	
L221A	L370A	LFI	R203B	R375A	R612B	T401A	
L223A	L375A	LHOASLOG	R210A	R382A	R620	T502A	
L228A	L401A	LOTRR	R211AH	R383A	R631A	T512A	
L230A	L423A	LRACLOG	R212A	R385A	R634A	T528A	
L230B	L423B	LTX	R214A	R390A	R635A	T537A	
L230C	L425A	MGACLOG	R218A	R392A	R640A	T550A	
L231A	L437A	MVACLOG	R218B	R3P1A	R642A	TACDEV	
L231B	L450A	NGACLOG	R218C	R3P3A	R642B	TCACLOG	
L236A	L451A	NSGRACLOG	R218D	R3P4A	R650A	TRACEGERR	
L238A	L459A	NVRACLOG	R220AH	R3P7A	R654A	TRACGT	
L239A	L460A	ORACLOG	R224AH	R3P7B	R655A	TRACHU	
L239B	L462A	OTCO	R230AH	R3P9A	R690X	TRACLE	
L240A	L465A	OTGT	R235AH	R402A	R6P1A	TRAC LH	
L241A	L471A	OTGTA2	R240AH	R403A	R6P2A	TRACWRR	
L243A	L480A	OTHU1	R253A	R404A	R6P3A	TRL1	
L245A	L481A	OTHU2	R254A	R410A	R6P4A	TRL2	
L247A	L482A	OTHU2V	R255A	R411A	R701A	TRL3	
L250A	L483A	OTHU3	R256A	R426A	RAACLOG	TSACLOG	
L251A	L484A	OTHU4	R257A	R427A	RCACLOG	TVGBA	
L253A	L488A	OTHU5	R260AH	R430A	RHR79	TVGBB	
L254A	L491A	OTHU6	R270AH	R434A	ROACLOG	TVGCA	
L255A	L495A	OTHU7	R285A	R440A	RPACLOG	TVGCB	
L260A	L496A	OTTAB2	R286A	R452A	RUR40ENE	TVIA	
L262A	L496B	OTTAC2	R294A	R454A	SBACLOG	TVIB	
L267A	L498A	OTTAN	R298A	R455A	SCCA	USAC	
L285A	L510A	OTTAS	R303A	R456A	SCCB	VINFLO	
L301A	L515A	R101B	R305A	R458A	SCCC	WE1	
L306A	L521B	R101C	R310A	R462B	SCCD	WE2	

WCAD COMMERCIAL GEO CODES AND TABLES

01XA	CDC10292	CDC548	CDC9288
10XA	CDC10323	CDC551	CDC9379
11XA	CDC10374	CDC552	CDC9381
13XA	CDC10420	CDC554	CDC9385
14XA	CDC10421	CDC558	CDC9386
14XB	CDC10422	CDC559	CDC9387
15XA	CDC10493	CDC564	CDC9514
16AA	CDC10494	CDC566	CDC9516
16AB	CDC10515	CDC568	CDC9518
16RA	CDC10647	CDC5692	CDC9519
16RB	CDC10648	CDC577	CDC9524
16RC	CDC10690	CDC578	CDC9593
16RD	CDC10696	CDC580	CDC9594
16RE	CDC10876	CDC582	CDC9596
16RF	CDC10906	CDC583	CDC9692
16RG	CDC10972	CDC585	CDC9726
16RH	CDC11094	CDC590	CDC9777
16RI	CDC11098	CDC592	CDC9778
17CA	CDC11143	CDC594	CDC9779
17CB	CDC11199	CDC6898	CDC9817
17CC	CDC11200	CDC7043	CDC9854
17LA	CDC11423	CDC7201	CDC9882
17LB	CDC11528	CDC7203	CDC9923
17LC	CDC11553	CDC7227	CDC9925
20XA	CDC11562	CDC7423	CDC9955
20XB	CDC11673	CDC7571	CDC9960
20XC	CDC11725	CDC7728	E06
20XD	CDC11742	CDC8072	E12
20XE	CDC11759	CDC8178	GOLF
20XF	CDC11831	CDC8237	QRY1
CDCOM1	CDC11848	CDC8388	QRY2
CDCOM2	CDC11868	CDC8460	QRY3
HB36	CDC3142	CDC8516	T14TR2
CDRES1	CDC500	CDC8517	
CDRES2	CDC501	CDC8579	
LOG1	CDC503	CDC8684	
RIDMAR	CDC5091	CDC8728	
TR2013	CDC5092	CDC8751	
CDC10013	CDC515	CDC8779	
CDC10014	CDC522	CDC8839	
CDC10015	CDC524	CDC8840	
CDC10016	CDC526	CDC8881	
CDC10026	CDC528	CDC9048	
CDC10070	CDC5364	CDC9110	
CDC10176	CDC538	CDC9195	
CDC10290	CDC544	CDC9252	
CDC10291	CDC546	CDC9263	

Commercial Market Categories

<u>E - Entertainment</u>		<u>I - Industrial</u>	
Country Club / Golf Course	EC	Business Park - Multi-Tenant	IB
Fast Food Restaurant	EF	Mini-Warehouse	IW
Health, Fitness and Recreation	EH	Grain Elevator	IG
Nightclub/Lounge/Pool Halls	EN	Hangar/Airport	IH
Restaurant	ER	Hangar/Airport	IHA
Indoor Sports Facility	ES	Parking Structure	IP
Theater	ET	Multi-Tenant	IM
Other	EX	Research & Development/ Flex	IR
<u>M - Retail</u>		Storage Warehouse	IS
Fuel Booths	MB	Quonset Storage Warehouse	IQ
Convenience Market	MC	Greenhouse	IN
Mini-Mart Convenience Store	MI	Vehicle Parking (Boat & RV)	IV
Multi-Tenant Mini-Mart Centers	MJ	Other	IX
Department Store	MD	Mobile Home Park, RV Parks	MHP/ RVP
Discount Store	ME	<u>P - Office</u>	
Historical CBD Retail	MH	Banks, Savings & Loans	PA
Grocery Store	MG	Banks/Office combination	PB
Grocery Anchored Center	MF	Hospital	PH
Regional Shopping Center	ML	Large Office (>10,000 sf)	PO
Medium Size Store	MM	Small Office (<10,000 sf)	PS
Plus Center	MP	Small Medical Office	PM
Retail Store	MR	Large Medical Office (>10,000 sf)	POM
Strip Center	MS	Office Condominium	PD
Neighborhood Shop. Center	MN	Single Family Conversion	PR/PRH
Community Shop. Center	MT	Veterinary Hospital	PV
Warehouse Store	MW	Other	PX
Other	MX	<u>S - Automotive</u>	
<u>O - Multi-Family & Other</u>		Automotive Service Center	SC
Apartment Complex	QA	Car Wash - Automatic, Laser	SA
Day Care	QD	Car Wash - Bay Coin Operated	SB
Funeral Home/Mortuary	QF	Car Wash - Full Service	SW
Hotel - Full Service	QH	Auto Dealership (2006 = MA)	SD
Hotel - Limited Service	QL	Mini-Lube Garage	SM
Motel - Budget	QM	Service Garage	SG
Motel - Extended Stay	QE	Service Station	SS
Retirement Home	QR	Other	SX
Assisted Living Homes	QG		
Rest/Nursing Home (Hospital type)	QV		
Senior Citizen Apartment Homes	QS		
Other	QX		