



2025-2026 Reappraisal Plan

Tax Appraisal District of Bell County

**Adopted By the Tax Appraisal District of Bell County
Board of Directors**

September 3, 2024

Jared Bryan — Chairman

Kevin Koch — Vice Chairman / Secretary

Dick Young

Marvin Rainwater

Sam Fulcher

Joe Burnett

Todd Scott

Ashley N. Smith

Gopal Guttikonda

Shay Luedeke

Chief Appraiser —

Billy White, AAS, CAE, CCA, RPA, RTA

CONTENTS

Executive Summary.....	3
Texas Property Tax Code Requirement.....	5
Reappraisal Cycle.....	6
Appraisal Activities	8
Residential Valuation Process.....	10
Commercial and Light Industrial Valuation Process	18
Business Personal Property Valuation Process	26
Utility, Railroad, Pipeline, Industrial and Industrial Personal Property Valuation Process.....	28
CAD Plan for Periodic Reappraisal of Industrial Real Property.....	29
CAD Plan for Periodic Reappraisal of Industrial Personal Property	30
Equalization of all properties	30
Limiting Conditions.....	31
Addendums	32
Addendum A.....	33
Addendum B	49
Addendum C.....	52

EXECUTIVE SUMMARY

The Tax Appraisal District of Bell County (TADBC) has prepared and published this reappraisal plan to provide our Board of Directors, taxing entities and property owners with a better understanding of the district's responsibilities and activities. Additionally, it is intended to comply with requirements of Tax Code Sec. 6.05(i) and 25.18.

TADBC is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. New legislation in 2023 resulted in required changes to how the Board of Directors for TADBC are selected. Effective July 1st, 2024, three Directors were seated based off a general election for Place 1, Place 2, and Place 3 (election held in May 2024). The Tax Assessor-Collector who had not previously served on the BOD became an ex-officio voting member effective July 1st, 2024. The remaining seven-member Board of Directors that were appointed by the taxing units in 2023 or 2024 will serve their term until the end of 2024. At the time of this report, TADBC has 11 Director positions. Effective January 1, 2024, all eligible taxing units will nominate and then elect 5 Directors. This effectively brings the number of Directors to 9 (3 elected, 5 appointed, and the Tax Assessor-Collector). The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district.

TADBC is responsible for local property tax appraisal and exemption administration for all or part of forty-one jurisdictions or taxing units in the county. These taxing entities are listed below:

TAXING ENTITIES	
BELL COUNTY	CITY OF LITTLE RIVER-ACADEMY
ROAD DISTRICT	CITY OF BARTLETT
ACADEMY ISD	CITY OF BELTON
BARTLETT ISD	CITY OF HARKER HEIGHTS
BELTON ISD	CITY OF HOLLAND
BRUCEVILLE-EDDY ISD	CITY OF KILLEEN
COPPERAS COVE ISD	MORGAN'S POINT RESORT
FLORENCE ISD	CITY OF NOLANVILLE
GATESVILLE ISD	CITY OF ROGERS
HOLLAND ISD	VILLAGE OF SALADO
KILLEEN ISD	CITY OF TEMPLE
LAMPASAS ISD	CITY OF TROY
MOODY ISD	CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT
ROGERS ISD	ELM CREEK
ROSEBUD-LOTT ISD	BELL COUNTY WCID# 3
SALADO ISD	BELL COUNTY WCID# 6
TEMPLE ISD	DONAHOE CREEK
TROY ISD	CENTRAL TEXAS COLLEGE
BELL COUNTY MUNICIPAL UTILITY DISTRICT #1	TEMPLE COLLEGE
BELL COUNTY MUNICIPAL UTILITY DISTRICT #2	TEMPLE HEALTH & BIOSCIENCE DISTRICT
BELL COUNTY EMERGENCY SERVICES DISTRICT #1	RIVER FARM MUD #1 OF BELL COUNTY

Each taxing unit, such as the county, a city, school district, or special district sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals and estimated values by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. TADBC also determines eligibility for various types of property tax exemptions as well as special use valuation.

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

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the 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 and 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 into a contract for professional valuation services, the contract also requires the appraiser or appraisal company to adhere to similar professional standards.

TEXAS PROPERTY TAX CODE REQUIREMENT

Senate Bill 1652 passed during the 2005 Regular Legislative Session amending the Texas Property Tax Code to require a written biennial reappraisal plan.

The Reappraisal Plan

Section 6.05(i) of the Texas Property Tax Code, is as follows:

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 hearing, 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 approved date.

Section 25.18(a) and (b) of the Texas Property Tax Code, reads as follows:

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

(b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:

- (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
- (2) Identifying and updating relevant characteristics of each property in the appraisal records;
- (3) Defining market areas in the district;
- (4) Identifying property characteristics that affect property value in each market area, including:
 - (A) The location and market area of the property;
 - (B) Physical attributes of property, such as size, age, etc.
 - (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, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's policy is to conduct a general reappraisal of taxable property every year. Appraised values are reviewed annually and are subject to change. All properties are appraised every year. Tax year 2025 and tax year 2026 are reappraisal years.

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

Personnel Resources

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administration department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. Annually, a budget is prepared which details staffing and budget requirements. TADBC operates on a fiscal budget year (October 1st to September 30th), and the budget is approved before June 15th. In addition to an annual budget review, existing office and appraisal practices are reviewed after the appeals cycle during a strategic conference utilized to determine the necessity of additions or changes in order to accommodate future plans, goals, and predicted market trends.

The appraisal department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal, utilities, and industrial. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation. Support functions including records maintenance, information and assistance to property owners, and hearings are coordinated by personnel in support services.

Staff Education and Training

All personnel that are performing appraisal work are registered with the Texas Department of Licensing and Regulation (TDLR) and are required to take appraisal courses to achieve the status of Registered Professional Appraiser within five years of employment as an appraiser. After they are awarded their license, they must receive additional training and continuing education in accordance with requirements of TDLR.

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

Data

The district is responsible for establishing and maintaining data on approximately 186,000 real and personal property accounts within Bell County. This data includes property characteristics, ownership, and exemption information. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review. Sales information is compiled through internally generated questionnaires to buyers and sellers, and other available resources. General trends in employment, interest rates, new construction trends, and cost and market data are acquired through various sources, including university research centers and market data centers and vendors.

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

Information Systems

Appraisal and mapping data are maintained within the district's data processing system, software applications, internet website, and geographical information system. TADBC currently contracts with third-party vendors as identified within this report at the time the report. The identity of the third-party vendors is correct at the time the report is written but could change to other vendors that provide similar services as needed throughout the time of this reappraisal plan is in effect. The district uses appraisal software produced and supported by True Automation, Inc. in Plano, Texas. The district also operates mapping workstations using the Geographic Information System software provided by ESRI, Inc. TADBC contracts with Eagleview Technologies Inc. for annual aerial photography and use of other services they provide for discovery and appraisal review.

Independent Performance Tests

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

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

Tax Code Section 5.102 requires the State Comptroller's Property Tax Assistance Division (PTAD) to conduct a biennial Methods and Assistance Program (MAPS) review of the appraisal district's governance, taxpayer assistance, operating procedures and appraisal standards, procedures, and methodology. This study is conducted in even numbered years for TADBC. The PTAD reports to the appraisal district's Board of Directors and to the taxing units an assessment of how well the appraisal district performs along with any recommendations deemed necessary to ensure

compliance with laws, rules, regulations, and best appraisal practices. Any recommendations must be implemented within one year of the completion of the review.

APPRAISAL ACTIVITIES

Appraisal Responsibilities

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

Appraisal Resources

Personnel - Appraisal activities for all classes of properties are conducted by 23 appraisers, including appraisal managers.

Data - The data used by appraisers includes the existing property characteristic information contained in the TADBC computer system. The data is printed on a property record card (PRC), or personal property data sheets, or is accessed through electronic field devices. Other data used includes maps, sales data, fire and damage reports, building permits, photos and actual cost and market information. The district gathers information from both buyers and sellers participating in the real estate market.

Appraisal Frequency and Method Summary

Texas Property Tax Code, Section 25.18(b) requires the re-inspection of the universe of properties at least once every three years. The district's re-inspection activity is dictated by availability of staff, which is dependent on the completion of current year protests and certification. Re-inspection of properties will be completed using a combination of field inspections and office review. Office review of property for the 2025-2026 years will include the examination of aerial photography using the 2025 and 2026 flown oblique and orthographic imagery provided by Eagleview Technologies Inc., 2024 streetview photography provided by Cyclomedia, property sketches, existing property characteristics, and existing street-view images captured by district staff.

Preliminary Analysis

Data Collection/Validation

Data collection of real property involves maintaining data characteristics of the property in the district's computer system. The information contained in computer includes site characteristics, such as land size and topography, and improvement data, such as square foot of living area, year built, quality of construction, and condition. Appraisers are required to use a property classification system that establishes uniform procedures for the correct listing of real property. All properties are coded according to a classification system. The approaches to value are structured and calibrated based on this coding system and property description and characteristics. The appraisers use property classification references during their initial training and as a guide in the field inspection of properties. Classification guides for different types of real property can be found on TADBC's website (<https://bellcad.org/Residential-Appraisal/> , <https://bellcad.org/Commercial-Appraisal/>).

Data collection for personal property involves maintaining information on software designed to record and appraise business personal property. The type of information contained in the business personal property file includes personal property such as business inventory, furniture and fixtures, machinery and equipment, with details such as cost and location. The appraiser conducting on-site inspections use a personal property classification system during their initial training and as a guide to correctly list all personal property that is taxable.

Sources of Data

The sources of data collection are through property inspection, new construction field effort, data review field effort, data mailer questionnaires, hearings, sales validation field effort, commercial sales verification and field effort, newspapers and publications, and property owner correspondence by mail or via the Internet. A principal source of data comes from building permits received from taxing jurisdictions that require property owners to take out a building permit. Permits are received and matched manually with the property's tax account number for data entry. Fee appraisers and realtors in Bell County are a reliable source of data, for both property description and market sales data. Sales letters mailed to the buyers are also very valuable information. Commercial property information is received through subscription services such as Trepp and CoStar. Soil surveys and agricultural surveys of farming and ranching property owners and industry professionals are helpful for productivity value calibration. Improvement cost information is gathered from local building contractors and Marshall and Swift Valuation Service. Various income and rental surveys are performed by interviewing property managers and operators to determine operating income and expenses for investment and income producing real property. Information is received from property owners in the county that are developing and buying/selling property within the county. Aerial photography by Eagleview Technologies Inc. provides another source of information.

Data review of entire neighborhoods is generally a good source for data collection. Appraisers review entire neighborhoods to review the accuracy of our data and identify properties that have to be reviewed. The sales validation effort in real property pertains to the collection of market data for properties that have sold. For residential and commercial properties, the sales validation effort involves on-site and/or aerial inspection by appraisers to verify the accuracy of the property characteristics and confirmation of the sales price.

Property owners are one of the best sources for identifying incorrect data that generates a field check. Frequently, the property owner provides reliable data to allow correction of records. As the district has increased the amount of information available on the internet, property owners have the opportunity to review information on their property and forward corrections. Reappraisal notices notify the owner of a change and provides a good opportunity for review. Properties identified in this manner are added to a work file and inspected during the field cycle. Accuracy and validity in property descriptions and characteristics data is the highest goal and is stressed throughout the appraisal process from year to year.

Data Collection Procedures

The appraisers are assigned specific areas throughout the district to conduct field inspections. When possible, geographic areas of assignment are maintained for several years to enable the appraiser assigned to that area to become knowledgeable of all the factors that drive values for that specific area. Appraisers of real estate and business personal property conduct field inspections and record information on real estate cards printed from the appraisal records or on electronic field devices on all data dealing with the property and allows for the entry of corrections and additions that the appraiser may find in his or her field inspection.

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

Data Maintenance

The appraisal support technicians and appraisers are responsible for the data entry of fieldwork into the computer file. This responsibility includes not only data entry, but also quality assurance. The majority of the data collected in the field is input by appraisers through electronic field devices and technicians with review by the appraiser and appraisal managers. Data updates and file modification for property descriptions and input accuracy is conducted as the responsibility of the appraiser and appraisal managers.

Individual Review Procedures

Field Review

The date of last inspection and the appraiser responsible are listed on the computerized property record. If a property owner or jurisdiction disputes the district's records concerning this data during a hearing, via a telephone call or other correspondence received, the record may be corrected based on the evidence provided or an on-site inspection may be conducted. Typically, a field inspection is requested to verify this information for the current year's valuation or for the next year's valuation. Every year a field review of real property located in certain areas or neighborhoods in the jurisdiction is done during the data review/re-list field effort. Data inquiries are used to locate properties with little or no year over year value change.

Office Review

Office reviews are completed on properties where update information has been received from the owner of the property and is considered accurate and correct. When the property data is verified in this manner, and considered accurate and correct, field inspections may not be required. The personal property department mails property rendition forms in January of each year to assist in the annual review of the property.

Performance Test

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

RESIDENTIAL VALUATION PROCESS

Appraisal Responsibility

This mass appraisal assignment includes all of the residential real property except large multi-family properties (apartment complexes that are considered commercial) which falls within the responsibility of the TADBC and is located within the boundaries of the taxing jurisdictions. Residential appraisers appraise the fee simple interest of properties according to statute and court decisions. However, the effect of easements,

restrictions, encumbrances, leases, contracts or special assessments are considered on an individual basis. Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests. The residential appraisers are responsible for estimating market values that are equal and uniform for single-family and most smaller multi-family (typically duplexes and multiplexes) residential improved and vacant property.

Appraisal Resources

Personnel - The residential property appraisal staff consists of residential appraisers and a residential manager. Appraisers are responsible for the valuation of all residential property in their assigned area. Residential land is appraised by land appraisal staff that consists of land appraisers and a land manager.

Data - An individualized set of data characteristics for each residential dwelling and multiple family unit in the district is collected in the field and data entered to the computer. The property characteristic data drives the property valuation under the Cost, Market, and Income Approaches to value.

Valuation Approach

Land Analysis

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

Area Analysis

Data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources and provide the appraiser a current economic outlook on the real estate market. Information is gleaned from real estate publications and sources such as continuing education provided through the International Association of Assessing Officers (IAAO), Texas Association of Appraisal Districts (TAAD), Texas Association of Assessing Officers (TAAO), and other providers.

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 is conducted on various market areas within each of the sixteen school districts. Analysis of comparable market sales forms the basis of estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood, or district. Market sales indicate the effects of these market forces and are interpreted by the appraiser into an indication of market price ranges and indications of property component change

considering a given period relative to the date of appraisal. Cost and Market Approaches to estimate value are the basic techniques utilized to interpret these sales. For many multiple family properties, the Income Approach to value is also utilized to estimate an opinion of value.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the property's physical, economic, governmental, and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as "delineation". Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis. Part of neighborhood analysis is the consideration of discernible patterns of growth that influence a neighborhood's individual market.

Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to their stability of residential character and proximity to the workplace and other community facilities. The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. All the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are field inspected and delineated based on observable aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis. A listing of neighborhoods identified by TADBC in the 2024 tax year is included as Addendum "A" to this report. For most residential properties, TADBC provides a "Market Analysis Map" that can be accessed through the Property Search on www.bellcad.org. The "Market Analysis Map" displays neighborhood boundaries.

Highest and Best Use Analysis

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

Valuation and Statistical Analysis (Model Calibration)

Cost Schedules

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

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

Sales Information

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

Monthly time adjustments are estimated based on comparative analysis using paired comparison of sold property. Sales of the same property were considered and analyzed for any indication of price change attributed to a time change or influence. Property characteristics, financing, and conditions of sale were compared for each property sold in the pairing of property to isolate only the time factor as an influence on price.

Statistical Analysis

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

The appraiser, through the sales ratio analysis process, reviews every neighborhood annually. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio

studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level in a neighborhood needs to be updated or whether the level of market value in a neighborhood is at an acceptable level.

Market and Cost Reconciliation and Valuation

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

To achieve market value as defined on page two of this report the following hybrid model is used:

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

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

When the appraiser reviews a neighborhood, the appraiser reviews and evaluates a ratio study that compares recent sales prices of properties, appropriately adjusted for the effects of time, within a delineated neighborhood, with the value of the properties' based on the estimated depreciated replacement cost of improvements plus land value. The calculated ratio derived from the sum of the sold properties' estimated value divided by the sum of the time adjusted sales prices indicates the neighborhood level of appraisal based on sold properties. This ratio is compared to the acceptable appraisal ratio, 95% to 105%, to determine the level of appraisal for each neighborhood. If the level of appraisal for the neighborhood is outside the acceptable range of ratios, adjustments to the neighborhood are made.

If reappraisal of the neighborhood is indicated, the appraiser analyzes available market sales, appropriately adjusted for the apparent effects of time, by market abstraction of property components. This abstraction of property components allows the appraiser to focus on the rate of change for the improvement contribution to the property by providing a basis for calculating accrued depreciation attributed to the improvement component. This impact on value is usually the most significant factor affecting property value and the most important unknown to determine by market analysis. Abstraction of the improvement component from the adjusted sale price for a property indicates the effect of overall market suggested influences and factors on the price of improvements that were a part of this property, recently sold. Comparing this indicated price or value allocation for the improvement with the estimated replacement cost new of the improvement indicates any loss in value due to

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

Income Models

The income approach to value is applied to those real properties which are typically viewed by market participants as “income producing”, and for which the income methodology is considered a leading value indicator. This approach may be limited in use depending on market information available for that property type. This approach may be used for smaller multi-family type properties, such as duplexes and multiplexes. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market surveys conducted by the district and by information from area rent study reviews. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent.

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

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

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements may be included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Relevant expense ratios are developed for multi-family properties based on use and market experience.

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

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

Return rates and income multipliers are used to convert operating income expectations into an estimate of market value for the property under the income approach. These include income multipliers, overall capitalization rates, and discount rates. Each of these multipliers or return rates are considered and used in specific applications. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market for individual income property types and uses. These procedures are supported and documented based on analysis of market sales for these property types.

Capitalization analysis is used in the income approach models to form an indication of value. This methodology involves the direct capitalization of net operating income as an indication of market value for a specific property. Capitalization rates applicable for direct capitalization method are derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of property return expectations a specific market participant is requiring from an investment at a specific point in time.

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

Final Valuation Schedules

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

The final valuation method for residential properties can be chosen based on how these properties are typically viewed by market participants and seems to be the leading value indicator, specific rights and restrictions of a property, and on the availability and reliability of information to produce credible models and appraisal to sale ratios that still fall within required guidelines. Texas laws rely heavily on equal and fair taxation, and to be equally treated, the Texas Property Tax Code requires that, "The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property." TPTC 23.01(b). The Texas Property Tax Code allows for taking into account individual characteristics that affect the property's market value, and also states that all available evidence that is specific to the value of the property shall taken into account in determining the property's market value. (TPTC 23.01(b)).

Statistical and Capitalization Analysis

Statistical analysis of final values is an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis. The Chief Appraiser will maintain data on all departures from the original appraised value for potential future quality control purposes.

Appraisal statistics of central tendency and dispersion generated from sales ratios are calculated for each property type with available sales data. These summary statistics including, but not limited to, the weighted mean, provide the appraisers an analytical tool by which to determine

both the level and uniformity of appraised value of a particular property type. The level of appraised values can be determined by the weighted mean for individual properties within a specific type, and a comparison of weighted means can reflect the general level of appraised value.

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

For properties that are valued using income models, potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial and industrial income properties during the protest hearings process, as well as with information from published sources and area property managers and owners. Information gathered from specific properties of those that develop and buy/sell within Bell County will be taken into consideration.

Treatment of Residence Homesteads

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

the market value; or the preceding year's appraised value;

PLUS 10 percent;

PLUS the value of any improvements added since the last re-appraisal.

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

Individual Value Review Procedures

Field Review

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

As the district's parcel count has increased through new home construction, and the older existing homes experience remodeling, the appraisers are required to perform the field activity associated with transitioning and high demand neighborhoods. Increased sales activity has also resulted in a more substantial field effort on the part of the appraisers to review and resolve sales outliers. Additionally, the appraiser frequently field reviews subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property. After preliminary estimates of value have been determined in targeted areas, the appraiser takes valuation documents to the field to test the computer-assisted values against his own appraisal judgment. During this review, the appraiser is able to physically inspect both sold properties and unsold properties for comparability and consistency of values.

Office Review

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

Performance Tests

Sales Ratio Studies

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

Management Review Process

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

COMMERCIAL AND LIGHT INDUSTRIAL VALUATION PROCESS

Appraisal Responsibility

This mass appraisal assignment includes all of the commercially described real property which falls within the responsibility of the TADBC and is located within the boundaries of the taxing jurisdictions. Commercial appraisers appraise the fee simple interest of properties according to statute and court decisions. However, the effect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual basis, as is the appraisal of any nonexempt taxable fractional interests in real property (i.e. certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

Personnel - The commercial appraisal staff consists of commercial appraisers and a commercial manager. Each appraiser is responsible for the valuation of all commercial property in assigned categories. Commercial land is appraised by land appraisal staff that consists of land appraisers and a land manager.

Data - The data used by the appraisers in the valuation of commercial property includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraisers includes actual income and expense data (typically obtained through the hearings process), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed to provide additional support for market trends.

Preliminary Analysis

Market Study

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

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

Valuation Approach

Land Value

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

Area Analysis

Area data on regional economic forces such as demographic patterns, regional 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.

Neighborhood Analysis

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

commercial and industrial properties these subsets of a universe of properties are generally referred to as market areas, neighborhoods, or economic areas.

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

Highest and Best Use Analysis

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

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

Market Analysis

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

Data Collection / Validation

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

Sources of Data

As a result of maintenance of the ownership database in the district, TADBC receives all deed information recorded in Bell County that convey commercially classed properties. These deeds involving a change in commercial ownership are entered into the sales information system and researched in an attempt to obtain the pertinent sale information. Other sources of sale data include the protest hearings process and local, regional and national real estate and financial publications.

For those properties involved in a transfer of commercial ownership, a sale file is produced which begins the research and verification process. Sources used for research and verification are brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local appraisers or others that may have the desired information. Closing statements are often provided during the hearings process. The actual closing statement is the most reliable and preferred method of sales verification.

Valuation Analysis

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

Cost Schedules

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

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

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

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

For properties under current construction at the time of appraisal where the builders have provided their actual cost information, TADBC must consider the provided information in the valuation of these properties.

Income Models

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

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

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

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

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

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

Return rates and income multipliers are used to convert operating income expectations into an estimate of market value for the property under the income approach. These include income multipliers, overall capitalization rates, and discount rates. Each of these multipliers or return rates are considered and used in specific applications. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market for individual income property types and uses. These procedures are supported and documented based on analysis of market sales for these property types.

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

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

Sales Comparison (Market) Approach

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

Final Valuation Schedules

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

Statistical and Capitalization Analysis

Statistical analysis of final values is an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis. The Chief Appraiser will maintain data on all departures from the original appraised value for potential future quality control purposes.

Appraisal statistics of central tendency and dispersion generated from sales ratios are calculated for each property type with available sales data. These summary statistics including, but not limited to, the weighted mean, provide the appraisers an analytical tool by which to determine

both the level and uniformity of appraised value of a particular property type. The level of appraised values can be determined by the weighted mean for individual properties within a specific type, and a comparison of weighted means can reflect the general level of appraised value.

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

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial and industrial income properties during the protest hearings process, as well as with information from published sources and area property managers and owners. Information obtained on specific properties from those that develop and buy/sell within Bell County will be taken into consideration.

Individual Value Review Procedures

Field Review

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

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

Office Review

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

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

Performance Tests

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

TADBC has adopted the policies of the IAAO STANDARD ON RATIO STUDIES. Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4) stratification, (5) statistical analysis, and (6) evaluation and application of the results.

Sales Ratio Studies

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

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

Comparative Appraisal Analysis

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

BUSINESS PERSONAL PROPERTY VALUATION PROCESS

Appraisal Responsibility

The business personal property appraisers are responsible for estimating equal and uniform market values for all business personal property.

Personnel- TADBC has business personal property appraisers, a technician and a business personal property manager. The business personal property appraisal staff consists of business personal property appraisers, a technician, and a business personal property manager. Each appraiser is responsible for the valuation of all business personal property in assigned categories and areas.

Data - A common set of data characteristics for each personal property account in TADBC is collected in the field and data is entered on a hard copy. The personal property appraisers collect the field data and maintain electronic property files making updates and changes gathered from field inspections, newspapers, property renditions, sales tax permit listing and interviews with property owners.

Valuation Approach

SIC Code Analysis

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

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

Highest and Best Use Analysis

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

Data Collection / Validation

Data Collection Procedures

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

Sources of Data

Business Personal Property

The district's property characteristic data is collected through field data collection efforts and from property owner renditions. From year to year, reevaluation activities permit district appraisers to collect new data via an annual field inspection. This project results in the discovery of new businesses, changes in ownership, relocation of businesses, and closures of businesses not revealed through other sources. Local newspapers and the public often provide the district information regarding new personal property and other useful facts related to property valuation.

Vehicles

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

Valuation and Statistical Analysis (model calibration)

Cost Schedules

Cost schedules are developed based on the SIC code by the Property Tax Division of the Comptroller's Office and by district business personal property appraisers. The cost schedules are developed by analyzing cost data from property owner renditions, hearings, state schedules, and published cost guides. The cost schedules are reviewed as necessary to conform to changing market conditions.

Statistical Analysis

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

Depreciation Schedule and Trending Factors:

Business Personal Property

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

$$PVF = \text{INDEX FACTOR} \times \text{PERCENT GOOD FACTOR}$$

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

$$\text{MARKET VALUE ESTIMATE} = PVF \times \text{HISTORICAL COST}$$

This mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent within the market and reflect current economic pressures of supply and demand. Public inspection and renditions are mandatory in arriving at correct value.

Vehicles

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

Individual Value Review Procedures

Office Review

Business Personal Property

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

Performance Tests

Ratio Studies

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

UTILITY, RAILROAD, PIPELINE, INDUSTRIAL AND INDUSTRIAL PERSONAL PROPERTY VALUATION PROCESS

The plan provides for annual reappraisal of all utility, railroad and pipeline property appraised by the TADBC. The TADBC has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the TADBC. The following identifies CAGL's yearly responsibilities for these properties.

Identifying properties to be appraised: Appraisal of properties is limited to those indicated in the contract with the appraisal district, unless additionally requested by the appraisal district. Newly discovered properties will be discussed with the appraisal district to confirm they are to be appraised by Capitol Appraisal. Utility, railroad and pipeline properties that are susceptible to inspection are identified by inspection. The appraiser may also refer to other documents, both public and also confidential to assist in identification of these properties. Due to the varied nature of utility, railroad, and pipeline properties there is no standard data collection form or manual. New permitting documents on record with the Railroad Commission of Texas provide a source to identify potential new pipeline projects but does not provide indication if the project was actually started, completed, or a district location of the proposed project. Every effort is made to discover new utility, railroad, and pipeline properties through personal observation combined with permitting documents.

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.

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.

Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics: For all three types of property, the appraiser must first form an opinion of highest and best use. Among the three approaches to value (cost, income and market), pipeline value is calculated using a replacement/reproduction cost new less depreciation model [RCNLD]. In addition to the RCNLD indicator, a unit value model may also be used if appropriate data are available. Utility and railroad property are appraised in a manner similar to pipeline except that the RCNLD model is not used.

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

CAD PLAN FOR PERIODIC REAPPRAISAL OF INDUSTRIAL REAL PROPERTY

The plan provides for annual reappraisal of selected industrial property by the TADBC. The TADBC has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the TADBC. The following identifies CAGL's yearly responsibilities for these properties.

Identifying properties to be appraised: Appraisal of properties is limited to those indicated in the contract with the appraisal district, unless additionally requested by the appraisal district. Newly discovered properties will be discussed with the appraisal district to confirm they are to be appraised by Capitol Appraisal. Industrial properties are identified as part of the appraiser's physical inspection process each year and through submitted data by the property owner. The appraiser may also refer to legal documents, photography, and other descriptive items.

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.

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.

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.

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.

CAD PLAN FOR PERIODIC REAPPRAISAL OF INDUSTRIAL PERSONAL PROPERTY

The plan provides for annual reappraisal of all industrial personal property appraised by the TADBC. The TADBC has a professional services contract with Capitol Appraisal Group, LLC (CAGL) to appraise these properties for the TADBC. The following identifies CAGL's yearly responsibilities for these properties.

Identifying properties to be appraised: Appraisal of properties is limited to those indicated in the contract with the appraisal district, unless additionally requested by the appraisal district. Newly discovered properties will be discussed with the appraisal district to confirm they are to be appraised by Capitol Appraisal. Through inspection the appraiser identifies personal property to be appraised. The appraiser begins with properties from the previous tax year and identifies new properties from visual identification and/or publications, newspaper articles, or information obtained through the interview of property owners. The appraiser may also refer to other documents, both public and also confidential, to assist in identification of these properties. Such documents might include but are not limited to the previous year's appraisal roll, vehicle listing services and private directories.

Identifying and updating relevant characteristics of each property in the appraisal records: Data identifying and updating relevant characteristics of the subject properties are collected as part of the inspection process through directories and listing services as well as through later submissions by the property owner, sometimes including confidential rendition. These data are verified through previously existing records and through public reports.

Defining market areas in the district: Market areas for industrial personal property are generally either regional or national in scope. Published price sources are used to help define market areas.

Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics: Personal property is appraised using replacement/reproduction cost new less depreciation models. Income approach models are used when economic and/or subject property income is available, and a market data model is used when appropriate market sales information is available.

Comparison and Review: The appraiser reconciles multiple models by considering the model that best addresses the individual characteristics of the subject property. Year-to year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

EQUALIZATION OF ALL PROPERTIES

The Texas Property Tax Code provides for equalization of all properties through the appeals process. After models are calibrated and values are finalized each appraisal year, property owners may file protests with the appraisal district. Property owners will have the opportunity to present evidence to dispute the market value that the appraisal district set. If property owners are unable to come to an agreement with the appraisal district, they will have the opportunity to present their case to the Appraisal Review Board (ARB), an independent, impartial group of citizens authorized to resolve disputes between property owners and the appraisal district. As with the appraisal district, the ARB's goal is to set the value at market value and ensure that the property is equitably appraised with similar properties based on the evidence presented. If property owners are still not satisfied with the ruling of the ARB, the Texas Property Tax Code provides for further relief to appeal the ARB's decision to the state district court in the county that the property is located, to the State Office of Administrative Hearings (SOAH) or through binding arbitration.

In accordance with 23.01(e), if the appraised value of a property in a tax year is lowered under Subtitle F of the Texas Property Tax Code, the appraised value of the property as finally determined under that subtitled is considered to be the appraised value of the property for the following tax year. In this case the Board of Directors has defined that clear and convincing evidence is only observed if the property has sold, has shown that improvements or changes have been made, or a fee appraisal has been obtained, or the property has shown substantial economic changes.

LIMITING CONDITIONS

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

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

Certification Statement:

"I, Billy White, Chief Appraiser for the Tax Appraisal District of Bell County, solemnly swear that I have made or caused to be made a reappraisal plan for the Tax Appraisal District of Bell County as required by law."

A handwritten signature in black ink, appearing to read "Billy White", written over a horizontal line.

Billy White

Chief Appraiser

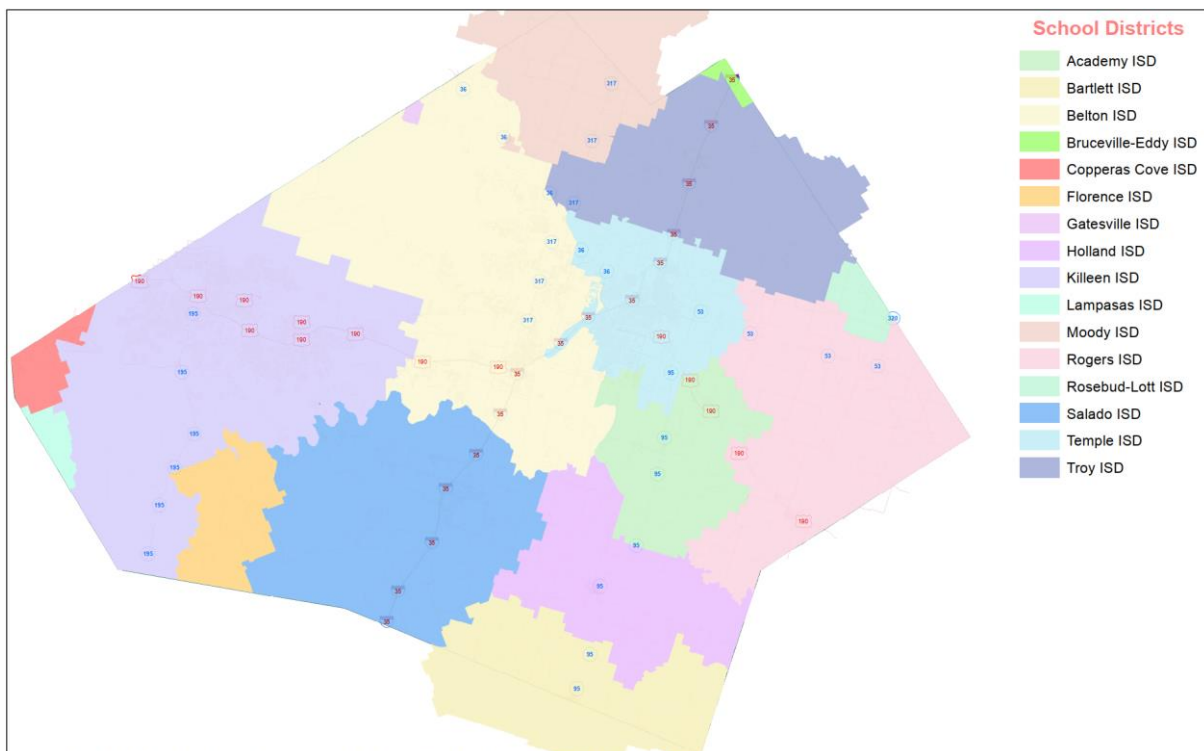
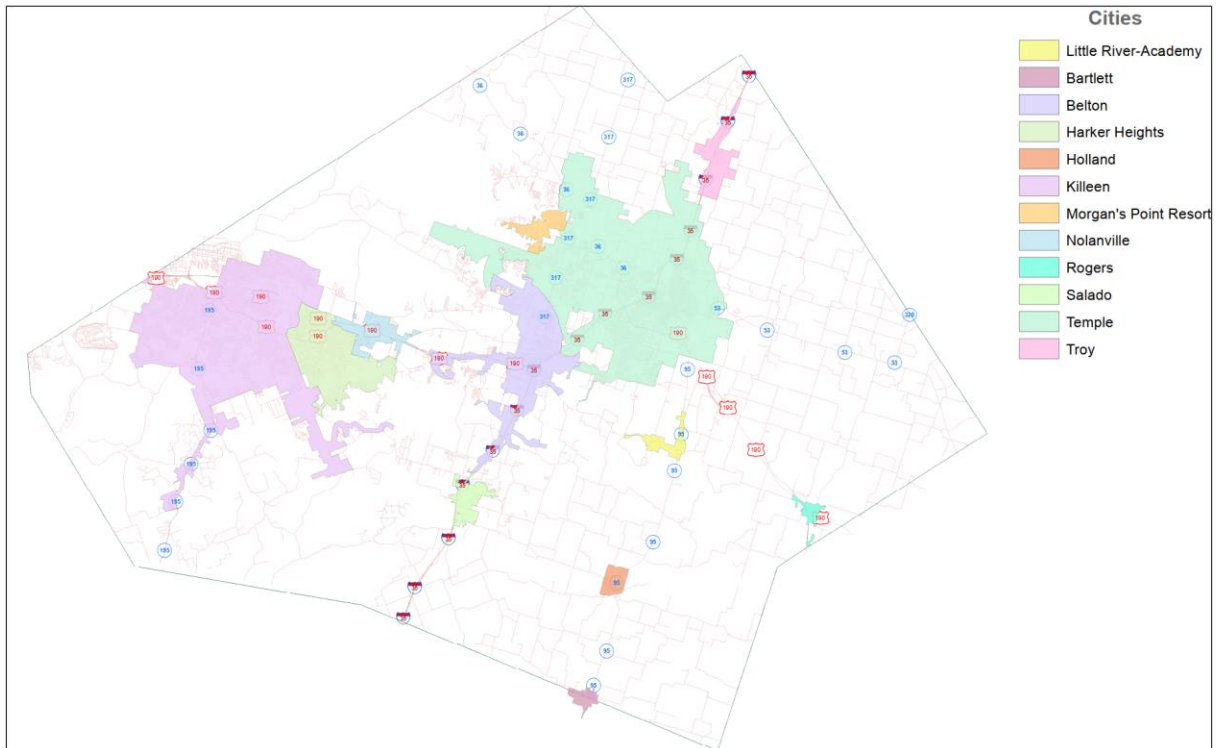
ADDENDUMS

ADDENDUM A

Appraisal Market Areas

Appraisal Market Areas

Independent School District and City Boundaries



Residential Market Areas by ISD

NBHD Code	School District	DESCRIPTION		
RAA01ABRS	Academy	The Arbor of River Springs Phases I-II		
RAA01ACPC	Academy	I35-93-436 NE HWY 36		
RAA01ATVA	Academy	Alta Vista Phase III		
RAA01ATVB	Academy	Alta Vista Phase I & II		
RAA01BLIH	Academy	Boutwell and 93, Academy ISD Rural Temple		
RAA01BLSM	Academy	Sunshine Meadow Subdivision 1-3, Lanham and Lanham Sub, Brookmans Sub		
RAA01CNBM	Academy	Cotton Bottom Estates		
RAA01ECSA	Academy	Echo Vista Addition Phase II		
RAA01ECSE	Academy	Echo Vista Addition , Temple ISD.		
RAA01ECSC	Academy	Echo Vista Addition, Academy ISD		
RAA01FAHR	Academy	Fairfield Sub and Academy Heights		
RAA01FRBD	Academy	Fryers Creek Academy ISD		
RAA01HBFL	Academy	Heidenheimer, Brookmans, Forrest Academy ISD		
RAA01HLPK	Academy	Highland Park Estates Phase I & II		
RAA01HONH	Academy	Honey Hill		
RAA01HTBR	Academy	Hartrick Bluff Road		
RAA01HTCS	Academy	Hartrick Crossing		
RAA01HTRH	Academy	Hartrick Ranch Arahemy IICKH		
RAA01KBCR	Academy	Knob Creek Ranch Chase U & II		
RAA01LAHO	Academy	The Landing at Heritage Oaks		
RAA01LCAS	Academy	Las Colinas Subdivision		
RAA01MTYC	Academy	Misty Creek Sub Chase I & II		
RAA01RDAC	Academy	Residences of D'Antoni's Crossing Phase I-VII		
RAA01RDGW	Academy	Ridgewood Estates		
RAA01RNWA	Academy	NW Academy, Brewster Creek Sub,		
RAA01RSWA	Academy	Reeds Lake SW Academy		
RAA01RSWB	Academy	Ranches at Knob Hill, SW Academy Margie Lou Pritchard,		
RAA01RUIC	Academy	City Of Academy Phase I & II		
RAA01RULR	Academy	Rural City of Little River		
RAA01RVSP	Academy	River Springs Phase I-III		
RAA01SPWE	Academy	Springwood Creek Estates Chase I & II		
RAA01SSAC	Academy	Sunset Acres		
RAA01SWHH	Academy	SW Heidenheimer		
RAA01WDHA	Academy	Wyndham Hill Addition Phases I-IV		
RAA01WDHB	Academy	Wyndham Hill Addition Phases V-VIII		
RAA02HHTS	Academy	Heidenheimer Original		
RAA02SSVS	Academy	Sunset Vista Sub Phase U & II		
RAM00DPLX	Academy	Duplexes in Academy		
RBA01BLIN	Belton	FM 439 Interior Properties		
RBA01CALB	Belton	Cliffs at Lake Belton		
RBA01CHCD	Belton	Cliffhouse Condo		
RBA01CLWP	Belton	Campus @ Lakewood Ranch		
RBA01DNTM	Belton	Denmans Twin Mountain		
RBA01DRGV	Belton	Deer Grove		
RBA01DTBA	Belton	downtown belton A has props south of the RR tracks mixed in		
RBA01DTBB	Belton	downtown belton B		
RBA01DTSA	Belton	downtown belton south a		
RBA01DTSB	Belton	downtown belton south b		
RBA01ENBL	Belton	The Enclave at Lake Belton Phase I & II		
RBA01EOAL	Belton	Eagle Oaks at the Lake Phases I-VII		
RBA01GVLW	Belton	The Groves at Lakewood Ranch Pahses I-VIII		
RBA01HGCT	Belton	High Crest and Spring Meadows Estates		
RBA01HGLD	Belton	The Highlands Addition		
RBA01LKAR	Belton	Lakeaire Section I-II		
RBA01LKWR	Belton	Lakewood Ranch I-IX, Lakewood West at Lakewood Ranch, Overlook Ridge Estates, Villas of Lakewood, Bluffs at Lakewood Ranch		
RBA01MEAD	Belton	The Meadows Phases I-IV		

RBA01MFCO	Belton	Woods at Cedar Oaks, Cedar Oak Estates, Chisholm Oaks, Temple TX	
RBA01MFLV	Belton	Moffat Area Lakeview	
RBA01MFSC	Belton	Moffat Area Seven Coves	
RBA01MPCA	Belton	Morgan's Point Central - SE & N of Morgan's Point Rd.	
RBA01MPCB	Belton	Morgan's Point Central - SW of Morgan's Point Rd.	
RBA01MPLV	Belton	Morgans Point Lakeview	
RBA01MPNL	Belton	North Lake	
RBA01MPNT	Belton	Morgans Point North section	
RBA01MPRD	Belton	Rancho Del Lago phase 1-4	
RBA01MPSH	Belton	Morgans Point South	
RBA01MPSR	Belton	Sobrante Ridge	
RBA01NTCL	Belton	North Cliff	
RBA01OKHL	Belton	Oak Hill Sections One and Two BE ISD and TE	
RBA01OKWW	Belton	Oaks Of Westwood/Westwood Phase I & II	
RBA01OLTT	Belton	The Oaks at Lakewood, Lago Terras, Tennessee Valley Academy ISD	
RBA01RLSW	Belton	Rural Belton Lakeview Southwest	
RBA01RLVN	Belton	Rural Belton Lakeview Northwest	
RBA01RLVW	Belton	woodlake apache falter and comanche	
RBA01RMHE	Belton	Mobile Home Estates	
RBA01RMRN	Belton	Rual Mountain Ridge and North Nolan	
RBA01RNCG	Belton	Belton Rural Not in City Gatesville	
RBA01ROAH	Belton	Regatta Oaks/Arbor Heights	
RBA01RRHS	Belton	Red Rock Hills phase 2,3,4,5	
RBA01RSTR	Belton	Shiloh Terrace	
RBA01RTWD	Belton	Rural Tanglewood	
RBA01RUGV	Belton	Gatesville Rural	
RBA01RUMF	Belton	Moffat Rual Area	
RBA01SBCD	Belton	Sobrante Condos MP	
RBA01TCRT	Belton	The Crest BE and TTE	
RBA01TNTC	Belton	Temple North Cliff Phase X	
RBA01WLTL	Belton	woodland trails phase 1,2 Waskow Acres, Temple Park Estates	
RBA01WMFM	Belton	Windmill Farms	
RBA02BFDH	Belton	THE BLUFFS @ DUNNS HOLLOW, dawson ranch section phase 1	
RBA02CCRE	Belton	Circle C Ranch Estates, bryson crossing	
RBA02CMPL	Belton	CAMONIO PRINCIPAL	
RBA02CONC	Belton	Cliffs of Nolan Creek	
RBA02DRHA	Belton	dawson ranch section 1 phase 1,2,3/ the village at dawson ranch/ highland estates phase 1/ dawson ranch phase 3/ dawson ranch phase 1 section 2,3	
RBA02DRHB	Belton	dawson ranch phase 1,2 section 1,2,3/ dawson ranch section 1,3 phase 1,2,3/ regatta oaks section 3 phase 2/ the village at dawson ranch	
RBA02DRHE	Belton	Dawson Ranch amending plat/ dawson ranch phase 5,6/ Highland Estates phase 2,3	
RBA02ICCC	Belton	estates of dunn canyon phase 1/ dunn knoll/ dunn canyon townhouses	
RBA02ICCS	Belton	CREEKSIDE Estates	
RBA02ICNW	Belton	NW FM 317 Behind HEB 28th Street Belton City	
RBA02ICSW	Belton	SW FM 317 HEB 20th street Belton City	
RBA02RBSW	Belton	Rural Belton Southwest	
RBA02RIRM	Belton	Rural Belton Indian Ridge at Messer Ranch	
RBA02RPLO	Belton	RIVER PLACE estates phase 1-8	
RBA02RPRF	Belton	RIVER PLACE estates phase 9	
RBA02RUNC	Belton	Belton Rural West Residences	
RBA02SCSL	Belton	SADDLE CREEK addition phase 1,2	
RBA02SESM	Belton	THE SPRINGS OF ESCARPMENT	
RBA02TOKS	Belton	THE OAKS phase 1,2,3	
RBB03BEBR	Belton	Beulah bluff Estates phase 1,2,3,4	
RBB03LBTV	Belton	connell subdivision/ liberty park /liberty valley phase 1,2,3,5	
RBB03RABM	Belton	RIDGE AT BELLE MEADOWS phase 1,2,3	
RBB03RSSH	Belton	Rural Sherwood Shores	
RBB03RSTO	Belton	Rural Stone Oak	

RBB03RTLA	Belton	Rural Twin Lakes Addition		
RBB03RWDP	Belton	Rural Woodland Point		
RBB03SNDE	Belton	SENDERNO ESTATES		
RBB03TCKA	Belton	three creeks phase 1,2,9		
RBB03TCKB	Belton	three creeks phase 1,2,3		
RBB03TCKC	Belton	three creeks phase 1,8		
RBB03TCKD	Belton	three creeks phase 4,5,6,7		
RBB03WCTL	Belton	WEST CANYON TRAILS phase 1,2,3,4		
RBB06BELR	Belton	BELLA ROSE		
RBB06BVHT	Belton	BELLVIEW ADDN/HIGHWAY TERRACE		
RBB06CLHM	Belton	liberty hill addition/ charlie hill addition/ golden acres phase 3/ MAYFIELD PHase 1,4		
RBB06ESLD	Belton	EASTLAND SUB AREA		
RBB06HBRH	Belton	HUBBARD BRANCH phase 1		
RBB06ICSB	Belton	SOUTH CENTRAL BELTON, SIMILAR HOUSES		
RBB06ICSC	Belton	WRIGHT ADD & SW BELTON In City SW and SE		
RBB06RLGR	Belton	LEGACY RANCH Phase 2,		
RBB06RSEM	Belton	SE 35 FROM 436 TO MIDWAY		
RBB06RVFT	Belton	RIVER FOREST		
RBB06TFBA	Belton	Three Forks Bluff Area		
RBB06VYRH	Belton	VALLEY RANCH PH 1-5		
RBB07RBSE	Belton	RURAL BEL SE OF 35		
RBB07RHSA	Belton	Royal heights addition		
RBB07RHYG	Belton	HONEY GLEN acres		
RBB07RVOA	Belton	VILLAGE OF ARMSTRONG addition		
RBC04BLLV	Belton	LAKE ITERIOR HOMES FM439		
RBC04LPNT	Belton	Lake Pointe phase 1,2,3		
RBC04LPTT	Belton	Lake Pointe Terrace phase 1,2,3,4		
RBC04MSRD	Belton	Mesa Ridge phase 1,2,3		
RBC04NOPT	Belton	North point phase 1		
RBC04SGMD	Belton	SAGE MEADOWS/ village of sage meadows		
RBC04VGWA	Belton	Village Of Westfield phase 1,2		
RBC04VGWB	Belton	Village Of Westfield		
RBC04VGWB	Belton	Village Of Westfield phase 1		
RBC04WFDA	Belton	Westfield development phase 11-15/ hills of westwood phase 14		
RBC05BZBD	Belton	Brazos Bend Sub		
RBC05BZBD	Belton	Brazos Bend Sub		
RBC05CGHV	Belton	CARRIAGE HOUSE VILLAGE phase 1,2/ CARRIAGE HOUSE trails phase 1,2		
RBC05CSVV	Belton	CRESCENT VIEW phase 1/ sundance		
RBC05FRME	Belton	fresh meadows subdivisions phase 1,2		
RBC05FTHL	Belton	FOREST HILL phase 1,2,3		
RBC05GTHA	Belton	northwoods second/ leon river estates		
RBC05HDES	Belton	HILDELL ESTATES		
RBC05HWWA	Belton	Hills of Westwood phase 9,10,11,13		
RBC05HWWB	Belton	Hills of Westwood phase 1-8		
RBC05KSBG	Belton	KASBERG - ALL PHASES - BELTON ISD, CITY OF TEMPLE		
RBC05MRTR	Belton	TUSCAN RIVER phase 1		
RBC05PNRS	Belton	PLAINS @ RIVERSIDE phase 1-4		
RBC05RNBA	Belton	Rural North Belton < 1962 YR Built		
RBC05RNBB	Belton	Rural North Belton 1962 -1998 YR Built		
RBC05RNBC	Belton	Rural North Belton > 1998 YR Built		
RBC05RPLO	Belton	RIVER PLACE addition		
RBC05RSPR	Belton	The Reserve @ Pea Ridge phase 1,2		
RBC05SHDW	Belton	SOUTHERN DRAW-BELTON ISD, CITY OF TEMPLE		
RBC05UMHB	Belton	UMHB AREA, ALL EXEMPT		
RBC05WDCT	Belton	Windcrest phase 1,2		
RBC05WFDB	Belton	Westfield Development phase 1-10		
RBC05WRWS	Belton	Waco Road West Sub/ freedom village		
RBELBRGE99	Belton	Rural Belton Mobile Homes		

RBM00DPIC	Belton	Belton City Duplexes		
RBM00DPRB	Belton	Belton Area Rural Duplexes		
RBM00MPIC	Belton	Belton Multi		
RBM01DPWV	Belton	Westside Village		
RBM02DDCT	Belton	Dunn's Canyon Townhomes		
RBM02DRFT	Belton	Townhomes at Riverfair		
RBM03DPSH	Belton	Southwood Hills Duplexes PH 1-2		
RBM05DNPT	Belton	North Point Duplexes		
RBM05DPPR	Belton	Reserve at Pea Ridge Duplexes		
RBM05DPTR	Belton	Tarver Ridge Townhomes		
RBM05DPWF	Belton	Wildflower Meadows Duplexes		
RCA01DRPK	Copperas Cove	Bill Mar Estates/Deer Park		
RCA01IVTL	Copperas Cove	Ivy Trails estates phase 1,2		
RCA01LRSA	Copperas Cove	lomas rodando south		
RCA01LRSB	Copperas Cove	lomas rodando south 1st,2nd ext/ singing quail estates/ ivy gap		
RCA01PMSP	Copperas Cove	Persimmon Springs phase 1,2		
RCA01RUCC	Copperas Cove	Copperas Cove Residential on Acreage		
RCA01WLRA	Copperas Cove	Wells Ranch Phase 1 & 2		
RCA01WLRB	Copperas Cove	Wells Ranch Phase 3 & 4		
RCA01WTRD	Copperas Cove	WHITETAIL RIDGE		
RDA01RRBA	Rosebud	ROSEBUD 2-4'S		
RDA01RRBB	Rosebud	ROSEBUD 5-7'S		
REA01RUIC	Bartlett	BARTLETT CITY		
REA01RUNC	Bartlett	ALL BARTLETT RURAL		
RFA01RUNC	Florence	Rural/Triple 7 FISD		
RFA01SWDA	Florence	Swaida phase 1		
RGA01RRNE	Rogers	RURAL ROGERS NE		
RGA01RRNW	Rogers	RURAL ROGERS NW		
RGA01RRSE	Rogers	RURAL ROGERS SE		
RGA01RRSW	Rogers	RURAL ROGERS SW		
RGA01RUIC	Rogers	Rogers City		
RHA01RUIC	Holland	ALL HOLLAND CITY		
RHA02RUES	Holland	Abstract/Bell Meadows/The Ranches at Valor/Wendlers		
RHA02RUWS	Holland	Abstract/Holland Ranch Estates/Sparks/Georgla/Poston/Villas RD/Wendler Est		
RHM00DPHL	Holland	Holland Duplexes		
RKA01BGWA	Killeen	Killeen Bridgewood Phase 1		
RKA01BGWB	Killeen	Killeen Bridgewood Phase 2		
RKA01BGWC	Killeen	Killeen Bridgewood Phase 3		
RKA01BNBT	Killeen	Bonner 1-5, Bonner Terrace / Sugar Loaf Estates		
RKA01BYTL	Killeen	Bunny Trail		
RKA01BYTV	Killeen	BUNNY Trail VILLAGE		
RKA01CCES	Killeen	Clear Creek Estates		
RKA01CDVL	Killeen	Conder Valley / Weiss Addition Phase 4		
RKA01DDHL	Killeen	Diamond Hills		
RKA01DNFM	Killeen	DUNCAN FARMS		
RKA01EGVL	Killeen	Eagle Valley		
RKA01ESTA	Killeen	ESTANCIA WEST MSR06		
RKA01ESTB	Killeen	ESTANCIA WEST MSR05		
RKA01GNRA	Killeen	Goodnite Ranch Phases 6, 7, 9, 10		
RKA01GNRB	Killeen	Goodnite Ranch Phases 1, 4, 5		
RKA01GNRE	Killeen	Goodnite Ranch Phases 13, 14		
RKA01GRPK	Killeen	Grover Park 1&2		
RKA01HTAG	Killeen	Heritage / Hilltop / Hoodview / Norman Place		
RKA01KSMB	Killeen	Killeen South Meadows Sections IV, V, VI / Sugar Loaf Estates		
RKA01KSNA	Killeen	Killeen South Meadows Sections I, II, III		
RKA01KTEC	Killeen	Killeen Trimmer Estates Phase 3 & 4		
RKA01LDCC	Killeen	Landing @ Clear Creek		
RKA01LKCH	Killeen	Lakecrest on the Hill		

RKA01LKCT	Killeen	Lakecrest		
RKA01LSDB	Killeen	Lonesome Dove 5-6 / Regency Place		
RKA01MCGE	Killeen	McGregor Estates		
RKA01MFMS	Killeen	Mitchell Farm		
RKA01MRSA	Killeen	Morris Phases 1-4		
RKA01MSVE	Killeen	MESA VERDE ESTATES		
RKA01PGPL	Killeen	Persing Place All Phases		
RKA01PRCG	Killeen	Purser Crossing Phase 1 & 2		
RKA01RBHD	Killeen	Robin Hood Estates		
RKA01RHMA	Killeen	Rahman All Phases		
RKA01RRSF	Killeen	Rimes Ranch, Sunflower		
RKA01RSWB	Killeen	SW KISD RURAL SUBD		
RKA01RUKA	Killeen	Rural Killeen South 195		
RKA01SDRD	Killeen	Saddleridge / Old 440		
RKA01SNFW	Killeen	Sunflower Phases 1-4		
RKA01STFD	Killeen	Stratford		
RKA01STPS	Killeen	Settler's Pass		
RKA01TDCK	Killeen	Thunder Creek		
RKA01TXWS	Killeen	Texas West		
RKA01WDEA	Killeen	Windfield Est Phase 1 & 2		
RKA01WDEB	Killeen	Windfield Est Phase 5-7		
RKA01WPKA	Killeen	West Park Phase 1 & 2		
RKA01WPKB	Killeen	West Park Phase 1 - 4		
RKA01WRET	Killeen	WR Estates		
RKA01WTCT	Killeen	Watercrest		
RKA01WTHL	Killeen	Western Hills		
RKA01WWRD	Killeen	Willow Ridge		
RKA03HHTH	Killeen	Heritage Home & Lancaster Estates Townhomes		
RKA03HHTH	Killeen	Killeen Townhomes		
RKA03JHGW	Killeen	Jasper Heights/Green Willow/Oakhill Heights/Turtle Bend		
RKA03JMWY	Killeen	Jamesway 1-5 / Lancaster Estates		
RKA03KLHT	Killeen	Killeen Heights 2-4		
RKA03KTEA	Killeen	Killeen Trimmier Estates Phase 1		
RKA03LSDA	Killeen	Lonesome Dove		
RKA03MDWS	Killeen	The Meadows Addition		
RKA03MWOT	Killeen	Meadows of Trimmier / Meadows of Saegert Ranch / Saegert Ranch		
RKA03ONCK	Killeen	Onion Creek / Trimmier Elementary / Atanian		
RKA03RGRD	Killeen	Regency Ridge		
RKA03SNCH	Killeen	Sunchase Estates		
RKA03SVOA	Killeen	Spring Valley & Oak Valley		
RKA03TRBD	Killeen	Turtlebend		
RKA03TXTL	Killeen	Texas Trails		
RKB04BHPL	Killeen	Brighton Place		
RKB04CPRD	Killeen	Cosper Ridge		
RKB04DSMA	Killeen	Doersam Phase 1		
RKB04DSMB	Killeen	Doersam Phase 3/4		
RKB04HLSR	Killeen	The Highlands @ Saegert Ranch		
RKB04KTEB	Killeen	Killeen Trimmier Estates Phase 2		
RKB04LEVY	Killeen	Levy		
RKB04PRVE	Killeen	Prairie View Est		
RKB04RUSE	Killeen	Abst. E Trimmier W WS Young		
RKB04SPRB	Killeen	Splawn Ranch Phase 1-5		
RKB04WWSC	Killeen	Wagon Wheel, Mary Ann, Stagecoach		
RKB06CHTZ	Killeen	Chantz		
RKB06CMKW	Killeen	Copper Mountain, Kingway		
RKB06HTGL	Killeen	Heather Glen Sect 1-3		
RKB06HYMA	Killeen	Hymesa		
RKB06HYMB	Killeen	Hymesa		

RKB06HYMC	Killeen	Hymesa		
RKB06MRNGL	Killeen	Morning Glen		
RKB06SPOA	Killeen	Spanish Oaks		
RKB06SPOB	Killeen	Spanish Oaks Andalusia		
RKB06SVOB	Killeen	Spring Valley & Oak Valley		
RKB06TBRD	Killeen	Timber Ridge Estates		
RKB06WRKE	Killeen	White Rock		
RKB06YWLA	Killeen	Yowell		
RKB06YWLB	Killeen	Yowell		
RKB06YWLC	Killeen	Yowell		
RKB06YWLD	Killeen	Yowell / Gilbert Estates		
RKB06YWLE	Killeen	Yowell		
RKB13CWLS	Killeen	Chaparral West, Lees		
RKB13IVTL	Killeen	IVYTRAILS		
RKB13MDCR	Killeen	Mountain Creek Rural		
RKB13RRMO	Killeen	River Ridge Ranch, Mountain Oaks		
RKB13RRRH	Killeen	River Ridge Ranch		
RKB13RSWA	Killeen	SW 195 Residential on Acreage		
RKB13STLT	Killeen	Stillhouse/Lakeview Terrace		
RKB13WCKA	Killeen	WALNUT CREEK PHASE 1-6 / Creek Place 1-3		
RKB13WCKB	Killeen	WALNUT CREEK PHASE 7-13		
RKC02BHSB	Killeen	Bellaire Heights/Southbrook		
RKC02BLAR	Killeen	Bellaire All Sections / Clifton Park / Southtown		
RKC02DTOK	Killeen	Downtown Killeen Original		
RKC02FWYP	Killeen	FAIRWAY PARK SF ALL SECTIONS		
RKC02GAJH	Killeen	GARDENS AT JASPER HEIGHTS		
RKC02HVBF	Killeen	Highview, Bell, Fogle		
RKC02NWFH	Killeen	Sunset / Spofford / Hillview / Camp		
RKC02NWSV	Killeen	North West South of VMB		
RKC02SHGT	Killeen	South Gate		
RKC02SLTR	Killeen	Skyline Terrace All Phases / Santa Rosa terrace		
RKC02SPRA	Killeen	South Park, Rolling Acres		
RKC05ADCH	Killeen	Allendale, Cedarhill, Westcliff Hills, Park North		
RKC05BKHN	Killeen	Brookhaven / Northcrest		
RKC05BWLS	Killeen	Blackwell, Lenswertner		
RKC05CLDH	Killeen	Catalina, Dover Heights		
RKC05CMHL	Killeen	Chimney Hill / Hidden Valley		
RKC05DURN	Killeen	Duran		
RKC05EVNH	Killeen	Evening Hallow / Moore's Crossing		
RKC05FCCS	Killeen	Foxcreek, Cross		
RKC05FHBS	Killeen	Freedom Valley, Haynes, Brooksville, Simmons, Lost Creek		
RKC05FXKG	Killeen	FOXCREEK GATED		
RKC05HDMG	Killeen	HILLANDALE, MORRIS, GOODE, CONNELL, HILLCREST		
RKC05MANR	Killeen	Manor / Crescent Manor		
RKC05MBHR	Killeen	Malboro Heights/Rose		
RKC05NHPK	Killeen	Northpark / Copperfield		
RKC05NKEA	Killeen	North Killeen East of Airfield		
RKC05NKEW	Killeen	North East W S Young		
RKC05NKNR	Killeen	North Killeen North of Rancier		
RKC05PTRD	Killeen	PATRIOT'S RIDGE		
RKC05RHHN	Killeen	RANCIER HEIGHTS, HANSON, SAINT JOSEPH		
RKC05TNSE	Killeen	Townhomes NE and SE Killeen		
RKC05TWNC	Killeen	Twin Creek		
RKH07ALAC	Killeen	ALEXANDER ACRES		
RKH07CLES	Killeen	Crossland Estates		
RKH07CWCN	Killeen	Cartwright/CE Naumann North Killeen		
RKH07CYTA	Killeen	Country Trails Addition 6-16		
RKH07CYTB	Killeen	Country Trails Addition 1-15		

RKH07EVCL	Killeen	Evening Hollow, Colonial		
RKH07FHMA	Killeen	Forrest Hills, Meadow Acres		
RKH07HOSF	Killeen	Highland Oaks Stillfrst Roy Renyolds		
RKH07KNAC	Killeen	Kern Acres		
RKH07LKVP	Killeen	Lakeview Park		
RKH07RUNW	Killeen	Killeen Abstract		
RKH07SHTA	Killeen	Savannah Heights 1		
RKH07SHTB	Killeen	Savannah Heights 2 & 3		
RKH07SKPA	Killeen	Skipcha Mountain		
RKH07STOS	Killeen	Settltment on Stagecoach		
RKH07STWW	Killeen	Stillforest, Willows		
RKH07WHKP	Killeen	Westcliff, Hunters Chase, Koala Park		
RKH08BRWD	Killeen	Briarwood Estates Phase I-IV		
RKH08CHHS	Killeen	Comanche Hills		
RKH08DRWD	Killeen	Deerwood Estates		
RKH08HGLC	Killeen	Herring Legacy Estates		
RKH08HRTD	Killeen	Heritage Oaks Phase I-VI		
RKH08ITFF	Killeen	Indian Trail and Fox Fire		
RKH08NVET	Killeen	Nolanville Estates		
RKH08RUSE	Killeen	Harker Heights Rural		
RKH08RWSP	Killeen	Rosewood Springs Phase One		
RKH08SCHV	Killeen	Stagecoach Valley, Skipcha Mountain Estates		
RKH08SCST	Killeen	Silver Creek and Sutton Place		
RKH08SKPB	Killeen	Skipcha Mountain Estates		
RKH08SKPC	Killeen	Skipcha Mountain Estates Phases 14, 16, 22		
RKH08SKPD	Killeen	Skipcha Mountain estates Phases 15, 17, 19, 22		
RKH08SKPE	Killeen	Skipcha Mountain Estates Phase 23		
RKH08SMHC	Killeen	Sun Meadows and Heights County		
RKH08STRD	Killeen	Stonewall Ridge Phase I & II		
RKH08SUTN	Killeen	Sutton Place		
RKH08TNWD	Killeen	Tanglewood		
RKH08TSMD	Killeen	Tuscany Meadows		
RKH08WHPL	Killeen	Whitten Place		
RKH08WRKA	Killeen	White Rock Estates Phases IV-IX		
RKH08WRKB	Killeen	White Rock Estates Phase I and II		
RKH08WRKC	Killeen	White Rock Estates Phase 4-7		
RKH08WRKD	Killeen	White Rock Estates Phase 8 and 10		
RKH09CDBK	Killeen	Cedarbrook Estates		
RKH09CHGE	Killeen	Comanche Gap Estates Estates		
RKH09EVGA	Killeen	Evergreen Estates Phase I and III		
RKH09EVGB	Killeen	Evergreen Estates Section 2 Phase I,II,III,IV,V		
RKH09EVGC	Killeen	Evergreen Estates Subdivision Phase IV,		
RKH09FNVL	Killeen	Fawn Valley Estates		
RKH09KGRD	Killeen	Knight's Ridge Estates		
RKH09OLTC	Killeen	Oakridgell, Lakelife, Terrace, Cherokee Estates		
RKH09QLES	Killeen	Quail Estates		
RKH09TRLK	Killeen	Tuscan Ridge @ the Lake Estates		
RKM00DSEO	Killeen	SW Killeen S of I-14 W of WS Young		
RKM00DSWM	Killeen	SW Killeen S of I-14 W of WS Young		
RKM00MPNW	Killeen	NW Killeen Multiplexes		
RKM00MPSK	Killeen	ALL MULTIPLEX SOUTH OF i14		
RKM01DNEK	Killeen	Duplexes N of I-14 Stopped here MAK		
RKM01DSKA	Killeen	Duplexes SW Killeen Near Airport		
RKM01DSWA	Killeen	Duplexes SW Killeen S of I-14 W of WS Young		
RKM01DSWB	Killeen	Duplexes SW Killeen S of I-14 W of WS Young		
RKM01DSWC	Killeen	Duplexes SW Killeen S of I-14 W of WS Young		
RKM01DSWD	Killeen	Duplexes SW Killeen S of I-14 W of WS Young		
RKM01MCGE	Killeen	McGregor Estates Duplexes		

RKM02DNSW	Killeen	Duplexes NW Killeen N of I-14 W of WS Young	
RKM02DNWK	Killeen	Duplexes NW Killeen N of I-14 W of WS Young	
RKM02DPKN	Killeen	Duplexes North & South Killeen	
RKM02DSTH	Killeen	Stringer Street Townhomes	
RKM03DPBT	Killeen	Bunny Trail Duplexes	
RKM03DSEA	Killeen	SW Killeen S of I-14 W of WS Young 2016 prior	
RKM03DSEB	Killeen	SW Killeen S of I-14 W of WS Young 2016 - Current	
RKM03DSNE	Killeen	SE Killeen S of I-14 E of WS Young	
RKM05DNRA	Killeen	Texas North Duplexes Corner Rancier/Roy Reynolds	
RKM05MPNE	Killeen	All NE Multiplexes N of I-14 E of WS Young	
RKM07DHEI	Killeen	Enclave at Indian Trail Duplexes	
RKM07DHNE	Killeen	NE Harker Heights 2000 current	
RKM07DHNH	Killeen	Killeen Duplexes North of I-14	
RKM07DHNO	Killeen	NE Harker Heights 1999 prior	
RKM07DNRB	Killeen	Patriots Ridge Duplexes Corner Rancier/Roy Reynolds	
RKM07MPHN	Killeen	All Multiplexes in HH and Nolanville	
RKM08DHIT	Killeen	Duplexes Along Indian Trail 2000 current	
RKM08DHSO	Killeen	Duplexes Along Indian Trail 1999 prior	
RKM08DHSW	Killeen	Wildwood Acres Duplexes Harket Heights	
RKM08DRWS	Killeen	Rosewood Springs	
RKM11DNLV	Killeen	Nolanville Duplexes	
RKN10DTNV	Killeen	DOWNTOWN NOLANVILLE	
RKN10LBSP	Killeen	Liberty Springs Estates	
RKN10NNRD	Killeen	Nolan Ridge Estates	
RKN10WLDD	Killeen	Wildwood and Diana Estates	
RKN10WRLB	Killeen	Warrior's Legacy Estates	
RKN11BLCA	Killeen	BELLA CHARCA IV, V, VI AND VILLAS OF BELLA	
RKN11BLCB	Killeen	BELLA CHARCA PHASE 10 & 11	
RKN11BLCC	Killeen	Bella Charca, Bell Charca Mesa	
RKN11LSHL	Killeen	Lakeside Hills Subdivision 1-4	
RKN11PNMD	Killeen	Pecan Meadow Subdivision	
RKN11RDGA	Killeen	The Ridge Eagle-View	
RKN11RDGB	Killeen	The Ridge Phase I,II,III	
RKN11WRLA	Killeen	Warrior's Legacy	
RKN12BESM	Killeen	The Escarpments, BISD	
RKN12CDHT	Killeen	Cedar Heights	
RKN12CDLG	Killeen	Colinas Del Lago Estates	
RKN12ECPM	Killeen	The Escarpment KISD	
RKN12RUIC	Killeen	Rural in City Nolanville	
RKN12TBWD	Killeen	Tumbleweed Estates	
RLA01RULP	Lampasas	Rural Lampasas	
RMA01RBVE	Bruceville/Eddy	BRUCEVILLE/EDDY RURAL	
RMA01RUMA	Moody	MOODY ISD-BELL MSR02-8	
RMA01RUMB	Moody	P. BLAND (MOODY)	
RSA04ASES	Salado	ARMSTRONG ESTATES PH 1 & 2	
RSA04EGHT	Salado	EAGLE HEIGHTS	
RSA04EGRH	Salado	EAGLE RANCH	
RSA04HSER	Salado	Hidden Springs, Eagle Rock Ranch, The Woods of Salado, Windy Hill Ranch	
RSA04KGOK	Salado	KING OAKS	
RSA04LAPA	Salado	LA PALOMA	
RSA04RUNW	Salado	Salado Northwest Rural	
RSA04RUSW	Salado	Salado Southwest Rural	
RSA04SALK	Salado	Salado Lakeview	
RSA04SCLP	Salado	Spring Creek, Presta Vista	
RSA04SSHR	Salado	South Shore, Salado Heights PH 1, Salado Springs Section 1	
RSB02BLCR	Salado	Black Coach Ranch	
RSB02CBWR	Salado	Chelsa Place, Baines, Wild Rose, Salado Oaks, Salado Commons, Rock Creek	
RSB02CMHW	Salado	Creekside Meadow, Heritage, Doves Landing, Salado Creek Place	

RSB02CRAM	Salado	Amity Estates PH 1-5, Meadows, Chick, Rangers Promise, Hollow Ranch	
RSB02CSSN	Salado	Creeks of Salado PH 1, Salado NBHD 3	
RSB02DLSC	Salado	Salado Mills, Callie Christina	
RSB02DRLN	Salado	DRAKES LANDING	
RSB02IOCM	Salado	Indian Hills, Old Mill Circle, Chisholm Ridge, Mill Creek Inn	
RSB02MCBM	Salado	Mill Creek, Green Ridge, The Carraige House Estates	
RSB02MCMD	Salado	Mill Creek Meadows PH 2	
RSB02MCSA	Salado	MILL CREEK SPRINGS PHASE X	
RSB02MCSB	Salado	Mill Creek Springs	
RSB02MCSC	Salado	Mill Creek south East of the creek	
RSB02RUIC	Salado	Salado Rural East - City	
RSB02RUNC	Salado	Salado Rural East - NON-City	
RSB02SHGL	Salado	Shepards Glen	
RSB02SSAN	Salado	SALADO SANCTUARY	
RSB02STMT	Salado	Settlement of Salado	
RSB02STPG	Salado	Settlers Place	
RSB02TRBE	Salado	Terra Bella	
RSB03FTRE	Salado	FLINT RIDGE ESTATES PH 1	
RSB03LNVN	Salado	Linda Ventura, Berry's Live Oak Estates, Chisholm Trail PH 1, Oak Park, Salado Prairies	
RSB03OLAS	Salado	OVERLOOK AT SALADO	
RSM00DPSS	Salado	Salado Duplex	
RTA01BLTR	Temple	Bella Terra PH 1 & 2	
RTA01BTWD	Temple	BENTWOOD - ALL PHASES	
RTA01CCCA	Temple	CLIFFS OF CANYON CREEK PH 2-3	
RTA01CCCB	Temple	CLIFFS OF CANYON CREEK PHASES 1-2 & 5-6	
RTA01CKDF	Temple	CREEKS OF DEERFIELD	
RTA01CMHL	Temple	CIMMARON HILLS PH 1-2, Trails of Cimarron PH 1	
RTA01CNCK	Temple	CANYON CREEK PH 1-9	
RTA01CNCW	Temple	Canyon Creek West	
RTA01CNRD	Temple	CANYON RIDGE PH 1 & 3	
RTA01CQFT	Temple	COLQUITT, OAK VILLA	
RTA01DRFE	Temple	DEERFIELD ESTATES PH 1-6	
RTA01EHVL	Temple	ECHO VILLAGE PH 1&2	
RTA01FKLD	Temple	FRIAR CREEK LANDING	
RTA01HKHT	Temple	HICKORY HEIGHTS	
RTA01IGPV	Temple	Bird Creek, Brair Crest, Pecan Valley, Tanglefoot Valley	
RTA01MWOK	Temple	Meadow Oaks, Hickory Heights, Indian Grove, Oakdale	
RTA01NTGT	Temple	NORTH GATE PH 1-6	
RTA01OCKW	Temple	Oak Creek West (temple mall area)	
RTA01OKWD	Temple	Oakwoods/ Oakwoods 1st (IH35&loop)	
RTA01OTPH	Temple	Porter Hood, LM Peters, Casa Linda Gardens - old tem cent west	
RTA01PKRD	Temple	Park Ridge - BISD, Temple City Limits	
RTA01PRRD	Temple	Prairie Ridge PH 1-3	
RTA01RBWD	Temple	Ramblewood - all phases	
RTA01RLHL	Temple	Rolling Hills (all ext) south temple	
RTA01SDHL	Temple	Shady Hills (Loop 363 & 57th Street)	
RTA01SLWC	Temple	The Bluff's (Slough Dr./Windcrest Dr. area)	
RTA01SPOK	Temple	Spanish Southwest (31st St. & Waters Dairy Rd.)	
RTA01SSSR	Temple	Silverstone PH 1-4 , Stone Ridge PH 1	
RTA01STEW	Temple	ELMWOOD - SOUTH TEMPLE	
RTA01STFP	Temple	Stratford Place (all phases)	
RTA01STGT	Temple	Stonegate - all phases	
RTA01STPC	Temple	Steeplechase I, II, III	
RTA01STSO	Temple	Bonham Place, Southern Oaks, Willow Ridge, South Tem	
RTA01SYLA	Temple	Skyline Addn 2	
RTA01SYLB	Temple	Skyline Addn 3	
RTA01TBND	Temple	THE BEND	
RTA01TLWD	Temple	Trailwood (lions park area)	

RTA01TMRD	Temple	Timber Ridge - south temple		
RTA01TRAT	Temple	TRIANGLE TRACT		
RTA01TRAT	Temple	Triangle Tract		
RTA01TRGD	Temple	Terrace Gardens - all phases		
RTA01VLES	Temple	VALOR ESTATES		
RTA01WFVG	Temple	Waterford Village (all phases)		
RTA01WYOK	Temple	Wendy Oaks all phases		
RTA02HSVG	Temple	HILLSIDE VILLAGE		
RTA02STPN	Temple	South Pointe		
RTB03CNTL	Temple	CENTRAL TEMPLE		
RTB03CTLN	Temple	COUNTRY LANE		
RTB03CTVW	Temple	CRESTVIEW ALL PHASES		
RTB03ECFD	Temple	Elm Creek		
RTB03HOCK	Temple	HOCKS ADDN		
RTB03JOMR	Temple	JONES & MOORE, Freeman Heights		
RTB03MWCS	Temple	MEADOWS @ CREEKSIDE, PH 2		
RTB03NBOT	Temple	2020 + New Builds Old Temple		
RTB03OTAS	Temple	ALLEN, SOUTHLAND, HOLLYWOOD (OLD TEMP CENTRAL)		
RTB03OTBA	Temple	BON TON, Bentley's Home - OLD TEMPLE CENT		
RTB03OTBB	Temple	BRUNER BROS. - OLD TEMPLE N. CENTRAL		
RTB03OTBM	Temple	BENTLEYS/McCLEVEYS SUBS - OLD TEMPLE NE		
RTB03OTHH	Temple	HOSPITAL HEIGHTS/HOLLYWOOD 1ST - OLD TEMPLE CENT		
RTB03OTRW	Temple	Robertson/WA Bark/Methvin - old tem cent		
RTB03OTSP	Temple	South Park (s&w area) old tem cent		
RTB03OTSR	Temple	Sunrise all phases (old tem cent east)		
RTB03OTSS	Temple	Sunset (old temple cent east)		
RTB03PCKS	Temple	Pecan Creek South		
RTB03SYLC	Temple	Skyline Addn		
RTB03TALC	Temple	Talcoe Addn		
RTB03WDLP	Temple	Woodlawn Park		
RTB04BLAA	Temple	BELLAIRE/BELLAIRE 1ST/ bellaire north/ stokes		
RTB04BLAN	Temple	BELLAIRE NORTH phases 2-7		
RTB04CTVW	Temple	COUNTRY VIEW addition phase 2,3		
RTB04DNCN	Temple	DUNCAN & CO/ bills and gregorys addition/ temple original		
RTB04HLDT	Temple	HIGHLAND TERRACE / vanicek sub/ walton		
RTB04KLAD	Temple	KYLES ADDN		
RTB04MORS	Temple	Moore's addn		
RTB04NCTM	Temple	Residential North Central Temple (N15th/N17th)		
RTB04NTLS	Temple	EE NETTLES/EE NETTLES RESUB		
RTB04NTNA	Temple	Temple Res North Adams		
RTB04OKRD	Temple	OAK RIDGE phase 1,2		
RTB04OTHA	Temple	HA BROCKER/GLENDALE/HAWKES-OLD TEMPLE NC		
RTB04OTLH	Temple	LANTANA HOMES/ nugent village		
RTB04OTNC	Temple	North Park - old temple north central		
RTB04OTTA	Temple	Temple Heights - 2		
RTB04OTTB	Temple	Temple Heights - old temple north central		
RTB04OTTG	Temple	Tal Gin (old temple north-east)		
RTB04RUIN	Temple	East Temple City Rural (Inside Loop 363)		
RTB04RUNC	Temple	Rural Temple East (outside Loop 363)		
RTB04TCNW	Temple	Residences, temple city north west		
RTB04THDT	Temple	Temple Historic District		
RTC05ACEA	Temple	Atacosta Estates		
RTC05BVDC	Temple	BELLVIEW/DRAUGHTONS/CAMPBELLS/ dubose/allen/mcmahon		
RTC05ETRD	Temple	EASTRIDGE SUBDIVISION/west ridge sub		
RTC05FRHT	Temple	FREEMAN HEIGHTS ALL PHASES		
RTC05HPVA	Temple	HERITAGE PLACE PHASES 1,2		
RTC05HPVB	Temple	HERITAGE PLACE PHASES 4,5,6		
RTC05HPVC	Temple	Heritage Place phase 3		

RTC05LBHL	Temple	LIBERTY HILL PHASES 1,2,3/ woodbridge hills phase 1	
RTC05LDCP	Temple	THE LANDING @ CENTRAL POINTE	
RTC05MNVD	Temple	MONTE VERDE	
RTC05NWHL	Temple	Northwest Hills	
RTC05NWTS	Temple	Saulsbury - Temple Northwest	
RTC05OCAM	Temple	Oak Creek/Aster/Morning Glory - azelia In area	
RTC05OTCC	Temple	COUNTRY CLUB HEIGHTS - OLD TEMPLE CENTRAL WEST	
RTC05OTJP	Temple	JACKSON PARK MANOR - OLD TEMPLE NE	
RTC05OTLB	Temple	LITTLE BLUESTEM OLD TEMPLE NE	
RTC05RUWT	Temple	West Temple City Rural (Airport Dr., Old Howard Ln.)	
RTC05STFH	Temple	FOREST HILL/LASTOVICA Sq - SOUTH TEMPLE	
RTC05TOKS	Temple	The Oaks	
RTC05WDBA	Temple	Woodbridge Creek V, VI, VII	
RTC05WDBB	Temple	Woodbrige Creek I, II, III, IV	
RTC05WLDE	Temple	Wildflower Estates 1-9	
RTC05WLGL	Temple	Willow Glenn	
RTC05WNHA	Temple	Western Hills 3rd-11th	
RTC05WNHB	Temple	Western Hills 1st/2nd	
RTC05WTGT	Temple	West Gate Addition 1st.	
RTC05WTRA	Temple	West Ridge 6&7 (late 90s built)	
RTC05WTRB	Temple	West Ridge	
RTM01DCTM	Temple	Temple Duplex Central 1977 - 1999	
RTM01DCTN	Temple	Temple Duplex Central 2000 - Newer	
RTM01DCTO	Temple	Temple Duplex Central 1976 & Lower	
RTM01DPCS	Temple	Duplexes Pecan Creek South	
RTM01DRFC	Temple	Reserve at Friar Creek	
RTM01DSTM	Temple	Temple Duplex South 1977 - 1999	
RTM01DSTN	Temple	Temple Duplex South 2000 - Newer	
RTM01DSTO	Temple	Temple Duplex South 1976 & Older	
RTM01DTAD	Temple	Townhomes at D'Antonio	
RTM03DETM	Temple	Temple Duplex East 1977 - 1999	
RTM03DETN	Temple	Temple Duplex East 2000 - Current	
RTM03DETO	Temple	Temple Duplex East 1976 & Lower	
RTM03DPCA	Temple	Crossley Addition	
RTM03DWAC	Temple	Waters Crossing	
RTM03MPTA	Temple	Temple 4 Plexes	
RTM04DCVW	Temple	County View Addition	
RTM05DATC	Temple	Atascosa Estates	
RTM05DATG	Temple	Temple Duplexes The Greens at 205	
RTM05DWTM	Temple	Temple Duplex North 1977 - 1999	
RTM05DWTN	Temple	Temple Duplex North 2000 - Newer	
RTM05DWTO	Temple	Temple Duplex North 1976 & older	
RTM06DTMT	Temple	Temple South 55th Street Townhomes	
RYA01AMTR	Troy	Amata Terra Addition	
RYA01CWCK	Troy	Cottonwood Creek Phase I and II.	
RYA01RTSW	Troy	Troy Rural, South-West	
RYA01TTCK	Troy	Turtle Creek	
RYA02CAO	Troy	Five and One Addition	
RYA02CLPK	Troy	College Park	
RYA02ICNE	Troy	Troy City, North East	
RYA02ICSE	Troy	Troy city, south east	
RYA02ICWE	Troy	Troy city, west	
RYA02PNCK	Troy	Pecan Creek Section 1 & 2	
RYA02RTNE	Troy	Troy Rural, North-East	
RYA02RTNW	Troy	Troy Rural, North-West	
RYA02RTSE	Troy	Troy Rural, South-East	
RYA02TYWT	Troy	Troy West	
RYM00DCPT	Troy	College Park Townhomes	
RYM00DPTA	Troy	Troy Duplexes	

Land Tables

ACADEMY	BELTON	BELTON	BELTON	KILLEEN
ACA	439 RES	MH ESTATES	TWIN OAKS MH	BELLAIRE/CLIFTN
ACA BOUTWELL/HARTRICK	A-ESTATE	MOFFAT SPRINGS	VALLEY RCH	BELLAIRE/SO BRK
ACA CROOKED CREEK	API	MP LAKE	VALOR	BONNER & RENICK
ACA HIDDEN CREEK	ARMSTRONG RD CRKFR	MP1-MH	VILLAGE HILLS	BRIDGEWOOD
ACA KNOB CRK SUB	ARROWHD LAKE	MP1-MH2	W CANYON TRLS	BRIGHTON
ACA ROSEMEAD	BE BUD LN	MP1-MH3	W FM 93	BUNNY TR
ACADEMY LOTS (NON SUBS)	BE THREE FORKS SUB	MP3	W WACO RD	BUNNY TRL VILLAGE
ALTA VISTA	BEL ADAMS AVE	MP-IMP	WEST RIDGE	CEDAR RIDGE
ARBORS RIVER SPRINGS	BEL- BC EST	MP-IMP1/2	WESTFIELD1	CHANTZ
BRKMN	BEL OUTER ADAMS AVE	MP-IMP2	WESTFIELD2	CHAPWEST/LEES
CHIMNEY HILL	BEL STATE/GOV	MP-IMP3	WILDFLOWER MEADOWS PH	CLEAR CREEK COM
CINDY LN	BELLA ROSE	MP-MARINER CNDS	WINDCREST	CLEAR CRK
COTTON BOTTOM ESTATES	BELTON CTRL	MP-UNBLD	WINDMILL	CONDER VAL
DANTONIS	BENO	MP-UNBLD1/2	WRIGHT	COPPER MNT/KINGSWAY
ECHO VISTA	BESO	MP-UNIMP2	WST FLD TWNHMS	COSPER
FRYERS BND	BEULAH	MP-UNIMP3		DEERWOOD ESTATES
HARTRICK XING	BEYOND THE BEND	MTN RDGE	SALADO	DEORSAM
HEIDENHEIMER	BRADY SUB	N CHANCE	AMITY	DIAMOND HILLS
HIGHLAND PARK ESTATES	BRAYSON XING	N CHANCE	ARMSTRONG .8 AC & >	DUNCAN
HONEY HILL	BRNO	N LAKE	ARMSTRONG EST < .8 AC	DURAN
HVR	B-TON AREA	N POINT	BAINES/SANTA MARIA	EAGLE VAL
KNOB CREEK	CAMPUS LKWD	N-HOLLAND	CHICK	ELMS RD COM
LANHAM	CEDARCRK-OAKS	NORMAN	CHICK IX	ESTANCIA W
LAS C	CIRCLE C	NORTH NOLAN ESTATES	CREEKS OF SALADO	FAIRWAY PARK
LNDING@HERT OAKS	CLIFF@LKBELTON	NORTHCLIFFE	DOVES LANDING	FOXCREEK
MISTY CREEK	CONC	NORTHWOODS	DRAKES LD	FRINGE DEV ACRES
MISTY CRK	COW-2	NRTHG	EAGLE HEIGHTS	FT HOOD COMMERICAL
OLD 190- HEIDHMMR	CREEKSIDE	NTHLAKE	EAGLE RANCH	GN RANCH
RDGEWOOD EST	CRESCENT	OAK HILLS	FLINT RDGE SAL	GOODNIT
RIVER SPRNGS PH 1-3	CROSSROADS DIST	OAK VIEW	FRIEDRICH ESATES	GPNP1
SPRING C	CSE	OVERLOOK RDG	GLEN MEADOWS SUB	GROV PARK
THE RANCHES AT KNOB HILL	DAWSON RIDGE	OWL CREEK	HERTIAGE	HEATHER/MORNING GLEN
WYNDAM	DEER GROVE	PARK PLACE	HIDDEN SPR PH 2 CREEK	HER LEG EST
	DENMANS LOOP	PINE TERRACE	HIDDEN SPRINGS PH 1	HERITAG SF
BARTLETT	DENMANS MTN	RED ROCK HILLS	IH352484_STAGE	HERITAGE
BAR	DML	RGO	IH35LEON_2484	HERITAGE O
BARTLETT CITY	DRAPS	RIDGE@BELLE MDS	IH35STAGE_JARRELL	HERITAGE TH
	DRRA	RIVER	KING OAKS	HIGHVIEW AREA
BRUCEVILLE-EDDY	DRRAPPS	ROYAL HEIGHTS NEW	LA PALOMA LAND	HYMESA
SEDD	DTM	RP	LAKEVIEW NBHD SAL	I14 & STAGECOACH/E TRIM1
	DWSN RDG	RPB	LINDA VENTURE	I14 & VETERANS
COPPERAS COVE	ENCLAVE LKWW	RPO	LINDAVEN2	JAMESWAY
CCISD LAND	ENCLAVE NON-LKWW	RPR	MILL CREEK ALL	JASPER/GREEN
IVY TRLS	FREEDOM	SADDLE CREEK	OVERLOOK SAL	KI DUP 2
PERSIMMON	GROVES LKWD	SENDERO	PRAIRIE DELL EST	KI DUPLEX 01
WELL RCH 3-4	HC	SGMDW2	PRESA VISTA	LAKECREST
	HIGHLNDS	SH	RANCHO VISTA	LAKECREST ON THE HILLE
FLORENCE	HILDELL	SHERWOOD SHRS	RANGERS PROMISE	LANDING
SFLO ACREAGE	HILLS OF W	SHILOH TERRACE	RIDGEWOOD	LEVY CROSSING
	HOLLY OAKS	S-HOLLAND	SAL DUPLEX LOT	LOMAVISTA MH
HOLLAND	HONEY GLEN AC	SLAKE	SAL LARK SUB	LONESOME DV 6
HOL	HUB BRANCH	SOBRANTE RDG	SAL MILLS	LONESOME DV1
HOL CITY	HWY 317 (N MAIN ST)	SOUTH WALL	SAL MILLS CREEK	MCGREGOR
	HWY 317 (N OF RIVR)	SPRING ESCRP	SAL SCENIC LAND	MESA VERDE
LAMPASAS	HWY 317 (S MAIN ST)	SPRING MEADOW	SALADO LAND	MITCHELL FARM
LAMISD LAND	IH35LEON_2484	STONE OAK	SALADO MAIN STREET COMM	MORRIS
	INDIAN RIDGE	SUMMIT VIEW	SALADO OAKS	N OF VETERANS
MOODY	LAKEAIRE	SW LAKE	SANCTUARY	OAK/SPRING VALLEY
MDY1	LAKEWOOD RANCH	TANGLEWOOD	SETTLERS PLACE LAND	OLD KI DT COMM
	LEGACY RAN	TBDH	SHEPHERDS GLEN	ONION CRK
ROGERS	LIBERTY VY	TENN VALLEY	SHINY TOP	P CROSS
EAGLE LEGACY EST	LP	THE OAKS	SOUTHSHORE	PATRIOTS RDG
ROGERS CITY	LUDWICK SUB- OWLCRK	THE PLAINS	SPRING CRK	PERSHING PLACE
SROG	MEADOW	THE RANCH AT WT	TERRA BELLA	POST OAK
WILD FLOWER FARMS	ME-BEL	THE RESERV	VANNET	PRAIREVIEW
	MESA RIDGE 1	THREE CRKS	WDYHL	RAHMAN
	MESA RIDGE 2	TRF		RAN/VMB INT COMM
	MFT	TWIN LAKES ADD		RANCIER COM LAND

KILLEEN	KILLEEN	KILLEEN	TEMPLE	TEMPLE
REGENCY RIDGE	WESTERN HILL	PECAN VIL	15TH TO 13TH	TERRACE GARDEN
RES SW VET MLK	WESTERN OAKS	RKILNOCEDH	AIRPORT RD	THE BEND
RIMES RANCH	WESTPARK	RKILNODIWW	BELLATERRA	THE GREENS
RKILKIALCH	WHITEROCK	RKILNODWNT	BENTWOOD	THE RESERVE AT FRIARS CRE
RKILKIBRHA	WHITEROCK2	RKILNONOLR	BIRDCREEK MHP	TIMBERRIDGE
RKILKIBWLS	WILLOW	RKILNOTUMB	BIRDCREEK1	TRIANGLE TRACT
RKILKICHIM	WINDFIELD	TNO ACREAGE	BIRDCREEK2	TRL CIMRON
RKILKICLAN	W-STAN-SCHL	WARRIORS LEGACY	BIRDCREEKTR	VILLAS@FRIARS CRK
RKILKICTDO	WSY-TRIM COMM		BLACKLAND RANCH	WATERS CROSSING
RKILKIDP01 LAND	YOWELL	ROSEBUD	BLACKLAND RANCH DUP	WENDY OAK
RKILKIEVEN	CEDAR TRAILS	HIGH POINTE ESTATES (RB)	CANYON RDG	WEST GATE
RKILKIHIMG	CEDARBROOK	SROS 38A	CAYN CRK 1	WEST RIDGE
RKILKIKHTS	COLINAS DEL LAGO		CAYN CRK 2	WESTERNHILLS
RKILKILPK	COMGAP	OTHER	CAYN CRK/STRAFRD	WESTWARD
RKILKIMANR	CTE COM LAND	22ND	COMM WATR	WILDFLOWER COURSE
RKILKIMHRO	ENCLAVE IT HH	FH	COUNTY VW	WILLOW GLENN
RKILKIMPX	EVERGRN4	FREEDOM	CREEKS DF	WOODBIDGE CRK 1
RKILKINOC1	FULLER LANE	ROW 1	D-ANTONE- TWNHMS	WOODBIDGE CRK 2
RKILKINORT	FULLER LANE	ST TEXAS	DEERFIELD	
RKILKINPED	GROVE WHTT	XCESS LAND	FOREST HILL	TROY
RKILKINWKI	HH MTN LN COMM	SF0005	FRIARS CREEK	5&1
RKILKIOK01	HH OLD COMM	SF0010	HARTRICK RANCH	AIKMAN
RKILKIORIG	HH2410COM	SF0015	HCKRY EAST	AMATA TERRA
RKILKIRHSJ	HH2410EAST	SF0020	HCKRY WEST	COLLEGE PARK
RKILKISTIL	HHEVERGRN	SF0025	HERITAGE	COLLEGE PARK TWNHMS
RKILKITWN1	KNIGHTS RG	SF0030	HILLSIDE VILL	COTTONWD CRK
RKILKIWATR	LKSID HILL NON LAKEVIEW	SF0035	HK DODGEN SE	COUNTRY PLACE
RKILKIWEHK	LKSID HLLS LAKEVIEW	SF0040	HK DODGEN SW	DON VIATOR
ROBIN HOOD	MEADOW ACRES	SF0045	IH3557_MID	ENCLAVE OF TROY
ROLL AC/SO PARK	MOBILE MANOR	SF0050	IH35BERG_INDUST	HILLSDE MH
ROSEWOOD	PECAN MDW	SF0055	IH35INDUST_NUGENT	MLLR RNCH MH
ROSEWOOD SPRGS	RKILHHALEX	SF0060	IH35MID_LEON	PENDLETON
RRR NON-FRONT	RKILHHBRIA	SF0065	IH35NUGENT_SAULS	RIVER OAKS
RRR RIVER FRONT	RKILHHCTR2	SF0070	IH35RR_57	STRO
RURAL KILLEEN SOUTH	RKILHHCTRL	SF0075	IH35SAULS_RR	STRO 1540BC
S OF STAGECOACH	RKILHHP01 LAND	SF0080	IH35TROY_BERG	TARVER RIDGE TWNHMS
SADDLERIDGE	RKILHHP02 LAND	SF0085	LIBERTY HILL	TROY AREA
SAEGERT	RKILHHP03 LAND	SF0090	MDW AT CREEKSIDE	TROYCTYEAST
SAVANNAH	RKILHHFAWN	SF0100	MONTE VERDE	TURTLE CK2
SETTLEMENT ON STAGECOACH	RKILHHFHMA	SF0105	N MIDWAY	TURTLE CRK
SETTLERS	RKILHHINDF	SF0110	N.WOODS	
SIMBROOK	RKILHHINFO	SF0115	OAK CRK	OTHER
SKY LINE	RKILHHKERN	SF0120	OAKRDGE	SF0500
SOUTH MEADOWS	RKILHHNOMPX	SF0125	PECAN CRK	SF0535
SOUTHGATE	RKILHHROY5	SF0130	PRAIRIE ACRES	SF0550
SPANISH OK	RKILHHSMHC	SF0135	PRAIRIE RDG	SF0560
SPLAWN	RKILHHSUTS	SF0140	REGAL VILLAS	SF0585
STGCH/WAGWH/MYAN	RKILHHTANG	SF0150	S 5TH STREET	SF0600
STILLHOUSE HOL EST	RURAL NE I14	SF0160	S KEGLEY	SF0650
STRATFORD	RURAL SE I14	SF0170	SHADYHILL	SF0700
SUN CHASE	SKIPCHA	SF0175	SILVERSTONE	SF0800
SUNFLOWER	STAGECOACH VALLEY	SF0180	SLOUGH DR	SF1000
SWADA	STWALL RDG	SF0185	SMITH DOVE HLLW	SF1200
TEXAS TRAILS	SUTTON	SF0200	SOUTHE P	SF1300
THE MEADOWS KIL	THE ESCARP3	SF0215	SOUTHE P DUP	SF1400
THUNDER CR	THE RIDGE 2021	SF0225	SPANISH SW	SF2000
TIMBER RIDGE ESTATES	THH ACREAGE	SF0240	STEM S1446BC	
TRIMMIER	TUSCANY	SF0250	STONEGATE	
TITLE BD TH	VILLAGE AT NOLAN HEIGHTS	SF0260	TARVER RIDGE TWNHMS	
TUCKER MHS	VMB HH COMM	SF0275	TEM 31ST - HOSPITAL	
TURNBO RANCH	WILDWOOD	SF0300	TEM 31ST S	
TURTLE BND	BELLA CHCA	SF0320	TEM COMM NORTH	
TXWEST	BROOKSD EST	SF0325	TEM COMM SOUTH	
VMB BUS 190 COMMERCIAL	CINDY/JORDAN	SF0350	TEM N 31ST	
WALNUT CREEK I	CRESCENT MESA	SF0375	TEM SW CNTRL	
WALNUT CREEK II	LIBERTY SPRGS	SF0400	TEMP INDUSTRIAL	
WATERCREST	NO DUP LAND	SF0450	TEMPLE NORTH	
WEST RIDGE EST	NO PLZ	SF0485	TEMPLE SOUTH	

Commercial Market Categories	
Entertainment	
Fitness/Recreation	EFR
Bar/Event Center	ENC
Fast Food	ERF
Restaurant	ERS
Theater	ETH
Golf Course	EGC
Industrial	
Manufacturing	IFC
Distribution	IWD
Warehouse	IWH
Mini-Warehouse	IWM
RV/Boat Storage	IBW
Airport Lease	APL
Runway Ln	RWL
Multi-Family	
Apartment	QAP
Exempt/Low Income	QAC
Day Care	QDC
Funeral Home	QFH
Assisted Living	QHA
Nursing Home	QHN
Hotel	QHT
Bed & Breakfast	QBB
RV/Mobile Home Park	QRP
Office	
Bank	OBK
Bank w/ Office	OBO
Civil/Church	OCV
Medical Office	OMD
Hospital	OMH
Dentist Office	OOD
Large Office	OOL
Small Office	OOS
Veterinary Office	OOV
Residential Conv. Office	ORC
Misc. Commerical	OIX
Library Lease Hold	LSD
Retail	
Auto Parts Store	RAP
Convenience Store	RCS
Neighborhood Shopping Center	RNS
Retail Store	RRS
Residential Conv. Retail	RRC
Travel Center	RTC
Warehouse Discount Store	RWD
Service	
Service Garage	SSG
Car Wash	SAW
Car Dealership	SDS
Service Center	SSC
Capitol	
Capitol Appraisal Group	CAGI

ADDENDUM B

Appraisal Department Task Calendars

Bell County 2025 & 2026 Residential Reappraisal Calendar

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Land Analysis												
Neighborhood Delineation												
Re-inspection/Sales Validation												
Sales Ratio Analysis/Valuation												
New Construction/Discovery												
New Construction Value Review												
Review Appeal of Property Value Study												
New Subdivisions												
Split-outs/Combinations												
Entity Estimates												
Prior Year Correction Hearings												
Prior Year Corrections												
Field Checks												
Current Year Hearings												

Bell County 2025 & 2026 Commercial/Industrial Reappraisal Calendar

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Land Analysis												
Re-inspection												
Income & Expense Data												
Valuation												
Sales Analysis												
Permit Research												
New Construction/Discovery												
New Construction Value Review												
Appeal of Property Value Study												
Split-outs/Combinations												
Sales Verification												
Prior Year Corrections Hearings												
Prior Year Corrections												
Current Year Hearings												

Bell County 2025 & 2026 Business Personal Property Reappraisal Calendar

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Field Inspection												
New Business Discovery												
Rendition Processing												
Re-inspection												
Valuation												
Data Verification												
Appeal of Property Value Study												
Prior Year Correction Hearings												
Prior Year Corrections												
Field Checks												
Current Year Hearings												

ADDENDUM C

TADBC Calendar

September 2024

September 2024							October 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	8	1	2	3	4	5	6
8	9	10	11	12	13	14	7	14	15	16	17	18	19
15	16	17	18	19	20	21	20	27	28	29	30	31	
22	23	24	25	26	27	28	27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 1	2	3	4	5	6	7
8	9	10	11	12	13	14
			T AAD Classes (Appraiser Education)			
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	Oct 1	2	3	4	5

October 2024

October 2024							November 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 29	30	Oct 1	2	3	4	5
6	7 Tax Statements Mailed	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	Nov 1	2
		TAAD Classes (Appraiser Education)		3% Discount Deadline		

November 2024

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	8	9	1	2	3	4	5	6	7
10	11	12	13	14	15	16	8	9	10	11	12	13	14
17	18	19	20	21	22	23	15	16	17	18	19	20	21
24	25	26	27	28	29	30	22	23	24	25	26	27	28

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 27	28	29	30	31	Nov 1	2
					TAAD Classes (Appraiser EC)	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
		BOD Meeting	TAAD Classes (Appraiser Education)			
24	25	26	27	28	29	30
						2% Discount Deadline

December 2024

December 2024							January 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	5	6	7	8	9	10	11
8	9	10	11	12	13	14	12	13	14	15	16	17	18
15	16	17	18	19	20	21	19	20	21	22	23	24	25
22	23	24	25	26	27	28	26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 1	2	3	4	5	6	7
			TAAD Classes (Appraiser Education)			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	SIT Letters mailed					
22	23	24	25	26	27	28
29	30	31	Jan 1, 25	2	3	4
		1% Discount Deadline BPP Rendition mailout				

January 2025

January 2025							February 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 29	30	31	Jan 1, 25	2	3	4
	6 Wildlife Application Mailed	7	8	9	10	11
5						
12	13 Field Work Completed	14 BOD Meeting	15	16 Market Analysis Begins	17	18
19	20	21	22	23	24	25
26	27 EP's Report Mapping Deadline Publish Low Income Cap Rate	28	29	30	31 Tax Statement Deadline	Feb 1

February 2025

February 2025							March 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	2	3	4	5	6	7	8
9	10	11	12	13	14	15	9	10	11	12	13	14	15
16	17	18	19	20	21	22	16	17	18	19	20	21	22
23	24	25	26	27	28		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 26	27	28	29	30	31	Feb 1 Quarterly pay with penalty
	3	4	5	6	7	8
2	SIT Bills	TAAD Course (Appraiser Education)				
					Delinquent Letters Mailed	
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	TAAD Conference					
23	24	25	26	27	28	Mar 1
					Resignations - New Accounts	

March 2025

March 2025							April 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31						30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 23	24	25	26	27	28	Mar 1
						Quarterly pay w/ penalty
2	3	4	5	6	7	8
9	10	11	12	13	14	15
			TAAD Course (Appraiser Education)			
16	17	18	19	20	21	22
	Harris Govern Conference					
		BOD Meeting				
23	24	25	26	27	28	29
		Appraisal Notice to Vendor				
30	31	Apr 1	2	3	4	5
	Appraisal Notice Mailed					

April 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5	4	5	6	7	8	9	10
6	7	8	9	10	11	12	11	12	13	14	15	16	17
13	14	15	16	17	18	19	18	19	20	21	22	23	24
20	21	22	23	24	25	26	25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 30	31	Apr 1	2	3 Inquiry Walk in Begins	4	5
6 Entity Meeting	7	8	9	10	11	12
13	14	15 BPP Renditions Deadline	16	17	18	19
20	21	22	23	24	25	26
27	28 Inquiry Walk in Ends	29	30 AG/Wildlife deadline w/out penalty	May 1	2	3

May 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30	31					29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 27	28	29	30	May 1 Public Hearing for Budget	2	3
4	5	6	7	8	9	10
11	12 Publish ARB Procedure	13	14	15 Extension Redemption Deadline	16	17
18	19	20 BOD Meeting	21	22	23	24
25	26	27	28	29	30	31

June 2025

June 2025							July 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	6	7	1	2	3	4	5
8	9	10	11	12	13	14	13	14	1	2	3	4	5
15	16	17	18	19	20	21	20	21	1	2	3	4	5
22	23	24	25	26	27	28	27	28	2	3	4	5	6
29	30						27	28	2	3	4	5	6

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
Approve Budget Deadline (2025)						
22	23	24	25	26	27	28
29	30	Jul 1	2	3	4	5

July 2025

July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 29	30	Jul 1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
Certify Tax Roll					Regular ARB Hearings End	
27	28	29	30	31	Aug 1	2
				EPTS Sales Submission Deadline Quarterly Pay Deadline		

August 2025

August 2025							September 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31							28	29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 27	28	29	30	31	Aug 1	2 BPP September Inventory Deadline
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
		BOD Meeting	TAAO Classes (Appraiser Education)			
24	25	26	27	28	29	30
	TAAO Conference			Ad Valorem Conference		
31	Sep 1	2	3	4	5	6

September 2025

September 2025							October 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	1	2	3	4	5	6	5	6	7	8	9	10	11
14	8	9	10	11	12	13	12	13	14	15	16	17	18
21	15	16	17	18	19	20	19	20	21	22	23	24	25
28	22	23	24	25	26	27	26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 31	Sep 1	2	3	4	5	6
7	8	9	10	11	12	13
		TAAD Classes (Appraiser Education)				
14	15	16	17	18	19	20
21	22	23	24	25	26	27
	IAAO Conference					
28	29	30	Oct 1	2	3	4

October 2025

October 2025							November 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 28	29	30	Oct 1	2	3	4
	6 Tax Statements Mailed	7	8	9	10	11
5	13	14	15	16	17	18
12	20	21	22	23	24	25
19	27	28	29	30	31 3% Discount Deadline	Nov 1
26						

November 2025

November 2025							December 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	2	3	4	5	6	7	1	7	8	9	10	11	12
8	9	10	11	12	13	14	15	14	15	16	17	18	19
15	16	17	18	19	20	21	22	21	22	23	24	25	26
22	23	24	25	26	27	28	29	28	29	30	31		27
29	30												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 26	27	28	29	30	31	Nov 1
2	3	4	5	6	7	8
	TAAD Exemptions Seminar (Appraiser Education)					
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	BOD Meeting		TAAD Classes (Appraiser Education)			
23	24	25	26	27	28	29
30	Dec 1	2	3	4	5	6
2% Discount Deadline						

December 2025													
December 2025							January 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	1	2	3	4	5	6	4	5	6	7	8	9	10
14	8	9	10	11	12	13	11	12	13	14	15	16	17
21	15	16	17	18	19	20	18	19	20	21	22	23	24
28	22	23	24	25	26	27	25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 30	Dec 1	2	3	4	5	6
7	8	9	10	11	12	13
			TAAD Course (Appraiser Education)			
14	15	16	17	18	19	20
				STI Letters Mailed		
21	22	23	24	25	26	27
28	29	30	31	Jan 1, 26	2	3
			1% Discount Deadline BPP Redemption Mailout			

January 2026

January 2026							February 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 28	29	30	31	Jan 1, 26	2	3
		6 Wildlife Application Mailed	7	8	9	10
4	5	13 Field Work Completed	14	15	16 Market Analysis Begins	17
11	12	20	21	22	23	24
	18					
		27 EPI's Report Mapping Deadline Publish Low Income Cap Rate	28	29	30	31 Tax Statement Deadline
25	26					

February 2026

February 2026							March 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
							29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 1 Quarterly pay with penalty	2	3 SIT Bills	4	5	6	7 Delinquent Letters Mailed
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24 TAAD Conference	25	26	27	28

March 2026

March 2026							April 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	5	6	7	8	9	10	11
8	9	10	11	12	13	14	12	13	14	15	16	17	18
15	16	17	18	19	20	21	19	20	21	22	23	24	25
22	23	24	25	26	27	28	26	27	28	29	30		
29	30	31											

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 1 Quarterly pay w/ penalty	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25 Appraisal Notice to Vendor	26	27	28
29	30	31 Appraisal Notice Mailed	Apr 1	2	3	4

April 2026

April 2026							May 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 29	30	31	Apr 1	2	3	4
					Inquiry Walk in Begins	
5	6 Entity Meeting	7	8	9	10	11
12	13	14	15 BPP Renditions Deadline	16	17	18
19	20	21	22	23	24	25
26	27	28 Inquiry Walk in Ends	29	30 AC/Wildlife Deadline w/out penalty	May 1	2

May 2026

May 2026							June 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 26	27	28	29	30	May 1 Public Hearing for Budget	2
3	4	5	6	7	8	9
10	11	12 Publish ARB Procedure	13	14	15 Extension Redemption Deadline	16
17	18	19 BOD Meeting	20	21	22	23
24	25	26	27	28	29	30
31	Jun 1	2	3	4	5	6

June 2026

June 2026							July 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	5	6	7	8	9	10	11
8	9	10	11	12	13	14	12	13	14	15	16	17	18
15	16	17	18	19	20	21	19	20	21	22	23	24	25
22	23	24	25	26	27	28	26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 31	Jun 1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
	Approve Budget Deadline (2026)					
21	22	23	24	25	26	27
28	29	30	Jul 1	2	3	4

July 2026

July 2026							August 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 28	29	30	Jul 1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
	Certify Tax Roll					Regular ARB Hearings End
26	27	28	29	30	31	Aug 1
					EPTS Sales Submission Deadline Quarterly Pay Deadline	

August 2026

August 2026							September 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 26	27	28	29	30	31	Aug 1
2	3	4	5	6	7	8
Bpp September Inventory Deadline						
9	10	11 BOD Meeting	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27 Ad Valorem Conference	28	29
30	31	Sep 1	2	3	4	5
TAAG Conference						

September 2026

September 2026							October 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 30	31	Sep 1 TAAO Conference	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	Oct 1	2	3

November 2026

November 2026							December 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30						29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17 BOD Meetings	18	19	20	21
22	23	24	25	26	27	28
29	30 2% Discount Deadline	Dec 1	2	3	4	5

December 2026

December 2026							January 2027						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5	3	4	5	6	7	8	9
6	7	8	9	10	11	12	10	11	12	13	14	15	16
13	14	15	16	17	18	19	17	18	19	20	21	22	23
20	21	22	23	24	25	26	24	25	26	27	28	29	30
27	28	29	30	31			31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 29	30	Dec 1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
					STI Letters Mailed	
20	21	22	23	24	25	26
27	28	29	30	31	Jan 1, 27	2
				1% Discount Deadline BPP Redirection Mailout		