INTRODUCTION

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

The Jack County Appraisal District (CAD) is a political subdivision of the State of Texas created to be effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. The District's governing body is comprised of a board of seven directors, appointed by the different taxing units within the boundaries of Jack County. The chief appraiser, appointed by the board of directories, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for twelve (12) jurisdictions or taxing units in Jack County and adjacent areas. The taxing jurisdictions include the cities of Bryson and Jacksboro; the school districts of Bryson, Jacksboro and Perrin-Whitt; also included are Jack County, Faith Community Hospital, Jack County Water Control Improvement District #1 and East Keechi Water Control District #1. The Jack CAD appraises to the Jack County lines for all districts. The CAD appraises for Graford, Midway and Bowie ISD's that are in Jack County.

Each taxing unit, such as the county, a city, school district, or special district etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Appraisals established by the appraisal district allocate the year's tax burden on the basis of each taxable property's January 1st market value. The appraisal district also determines eligibility for various types of property tax exemptions, such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

APPRAISAL DISTRICT OVERVIEW

Personnel Resources

The Office of the Chief Appraiser is primarily responsible for the overall planning and organizing of the District by coordinating and directing the staff. The daily activities include the support functions related to human resources, budget, finance, record management, purchasing, fixed assets, facilities and postal services. The Appraisal Department is responsible for the valuation of all real and personal property accounts and is segregated into the following areas of specialization: personal property, land, commercial, residential and mineral.

Property types appraised by Jack County Appraisal District include commercial, residential, business personal, and some industrial. Pritchard & Abbott, Inc., Valuation Consultants, an independent appraisal company appraises the mineral interests, utilities, and some industrials.

The District's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with The Texas Board of Tax Professional Examiners. Support functions including record maintenance, information and assistance to property owners, and hearings support.

The appraisal district staff consists of five (4) employees that fall into the following general categories:

1-Official/Administrator (Executive level administration and phases of the appraisal duties)
1-Bookkeeper (Bookkeeper and administrative secretary)
1-Appraiser (deed updates and appraisal)
1-Clerk (Homesteads, mail, correspondence and filing)

Appraisal Records and Data

Jack County Appraisal District is responsible for establishing and maintaining approximately 20,033 real estate and personal property accounts covering the entirety of Jack County. The CAD contracts mineral, industrial and utility appraisals out to a firm specialized in appraisals of this type. Jack CAD employs the firm of Pritchard and Abbott. They are responsible for the appraisal of 18,272 parcels. This data includes property ownership, location, descriptions, and characteristics and exemption

information. Property characteristic data is reviewed and updated as necessary through annual field efforts. Western Consulting was hired in 2022 to appraise all real property in Jack county in the 2023, 2024 and 2025 tax years. Their firm specializes in the appraisal of real property. New construction is inspected and documented into the appraisal records. Sales are routinely validated during the course of the annual field inspections. General trends in employment, interest rates, new construction trends, and cost and market data are acquired through various sources, including internally generated questionnaires to buyer and seller, university research centers, market data centers and vendors.

Cartography/Mapping

The District has a geographic information system (GIS) that maintains cadastral maps and various layers of data, including oil and gas, parcel information and aerial photography. This information is constantly updated (per deed changes, surveys, ect) by the Jack County Appraisal District, and is used in the appraisal process. Of particular importance is the parcel ownership information, property boundaries, zoning data and land area calculations.

Information Systems

Jack County Appraisal District pc-based system with custom software applications and emulation connection to the geographical information system. Desktop personal computers are used throughout the office for support services.

Information is available for public access through the Jack CAD Office. Including data on the appraisal process, property characteristic information, certified values, protests and appeal procedures. Tax information and district forms, including exemption applications and business personal property depreciation schedules are available through the Jack CAD Office or the Texas State Comptrollers Office.

SCOPE OF APPRAISAL

As noted above, the Jack County Appraisal District is charged with the appraisal of all real estate and personal property within its jurisdictions. More specifically, the Texas Property Tax Code directs, “Except as otherwise provided…all taxable property is appraised at its market value as of January 1.” Further, the Texas Property Tax Code requires each appraisal office to implement a plan for periodic reappraisal of property in its jurisdiction. The reappraisal of real estate is required at least once every three years. The district’s current policy is to conduct a general reappraisal of all real property every year. In addition, categories off appraised properties are reviewed annually and are subject to change for purposes of equalization. Personal property is also appraised every year. (**Appraisal Process performed August-April**)

Market Value Defined

The Texas Property Tax Code defines "Market Value" as: 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 the buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Client and Intended Users

The specific client or clients of the Jacks County Appraisal District are the taxing entities (cities of Bryson and Jacksboro; the school districts of Bryson, Jacksboro and Perrin-Whitt; Jack County, Faith Community Hospital District, Jack County WCID#1 and East Keechi WCID#1) that levy taxes within its jurisdictional area. As noted above, the task of the appraisal district is to appraise property for ad valorem tax purposes; while all the appraisals are for a specific taxing purpose, the appraisal district ultimately serves the general public, the property owners, the taxpayers, and the citizens of Jack County.

The intended users of the appraisals performed by the appraisal district are the taxing entities that provide services to the citizenry of Jack County.

Purpose and Intended Use

The purpose of the appraisal is to estimate the Market Value of all real and personal property, in Jack County, as of January 1 (this is the date of appraisal except as otherwise allowed in certain instances in the Texas Property Tax Code). The intended use of the appraisal is to determine the value component in the tax calculations of the above noted taxing entities within Jack County.

Property Rights Appraised

The Fee Simple interest of the property is being appraised. Fee Simple estate is defined by The Dictionary of Real Estate Appraisal, 2nd Ed. (published by the Appraisal Institute), page 120 as "an absolute ownership unencumbered by any other interest of estate subject only to the four powers of government". In some properties where existing leases are in place, the fee simple interest is appraised subject to the leasehold.

Properties Identified

The properties appraised in this mass appraisal report are identified with one or more of the following: a legal description (on real property), an address, a property account number, a property type code, or a physical description. The property identification is contained on the Appraisal Card, which is maintained for each parcel or account.

Date of Appraisal

As prescribed by the Texas Property Tax Code, the effective date of this appraisal is January 1. In some instances, the date of appraisal may be different for inventory. The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year, to which the appraisal applies by filing an application with the chief appraiser, requesting that the inventory be appraised as of September 1st.

Value Reporting- Appraisal Notices

The final value is reported in the Appraisal Notices that are sent to property owners on or before **May 1 of each year**. However, due to governmental process, the value is subject to change according to the Appraisal Review Board's final ruling.

Calendar of Appraisal Process for Jack CAD

- August-April- Field Appraisals;
- December- Send out Homestead request;
- January- Send out renditions, send exemption and special appraisal applications, publish newspaper articles on public information and renditions;
- April - Finish field work by second week;
- April – May - Notice of Appraisal Value (NAV) mailed;
- May 15 - present records ARB to begin protest reviews;
- May – Jul - hold review board hearings (ARB);
- July 20th - ARB approves records;
- July 25th - Chief Appraiser certifies roll (or certified estimate). Certified values are sent to each entity;
- July – September - Chief Appraiser sends proposed budget and estimate of levies;
- August-September- tax roll process.
- September 15th – Deadline for Appraisal District Budget adoption (annually) and Reappraisal Plan Adoption (each even numbered year).

VALUATION PROCESS

Introduction

The valuation process includes the development of a well supported; value estimate based on the analysis of all pertinent general and specific data. There are three distinct methods of data analysis: cost, sales comparison and income capitalization. Generally, one or more of these methods is employed in all estimations of value. The use or application of the different approaches is dependent upon the property type and the quality and quantity of data available. In addition, the procedures of valuing real property, raw land, personal property, and mineral interests vary somewhat from each property type. The following is a brief general description of the steps or procedures employed in the three approaches and reconciliation of value:

Cost Approach

This approach is based upon the proposition that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject. In valuing real property, the subject(s) site is first valued as if vacant by comparing it to the sale of similar use sites using the Sales Comparison Approach. Then the reproduction or replacement cost new is estimated for the subject improvements, and from this an amount is deducted for depreciation from all causes to arrive at a value.

Sales Comparison Approach

This approach is based upon the proposition that an informed purchaser would pay no more for a property than the cost to him of acquiring a similar property with the same utility. In this approach, similar properties that have recently sold are compared to the subject. Notable differences in the utilized comparables are adjusted to the subject in the process. Comparisons are made and are typically based upon age, location, and size, financing, physical characteristics and terms of sale. The adjustments are abstracted from and/or otherwise supported to represent the actions of buyers and sellers in the market. The value range that is indicated by the adjusted sales is correlated or reconciled into a final value estimate.

Income Approach

This is the process in which the anticipated flow of future benefits (dollar income or amenities) is discounted to a present worth figure through a direct capitalization or discount procedure. All expenses attributable to the real estate are deducted from an effective gross income estimate to arrive at forecasts of applicable net income streams. The net income streams are then “capitalized” or “discounted” into value be market-

derived rates.

Reconciliation

Following the development of the applicable approaches to value, the strengths and weaknesses of each is weighed and measured. The approach or approaches that is/are deemed most reliable and pertinent is/are given most consideration in the final value indication of the property.

Mass Appraisal Methodology Employed

The task of the Jack County Appraisal District, as noted above, is to appraise for ad valorem tax purposes, the Market Value of all real estate and personal property within its jurisdictions, as of January 1. Due to the vast number of properties involved, the methodology used by the district is "Mass Appraisal". Mass Appraisal is defined under USPAP as "the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing. It is important to note, that the district follows the standards of the International Association of Assessing Officers (IAAO), regarding its Mass 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. In cases where the appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

Application of Mass Appraisal

Mass appraisal methodology employs the use of Mass Appraisal Models, which are mathematical expressions of how supply and demand factors interact in markets or sub-markets. Gathering specific information about each property develops these "models". By using computer-assisted appraisal programs or spreadsheets, and recognized mass appraisal methods and techniques, we compare that information with data for similar properties, and with recent market data (sales prices, lease rates, costs, etc.). Personal property is also valued in a similar fashion, using mass appraisal techniques and methodology. As part of the mass appraisal methodology, statistical or performance testing of the results is required. As such, the district uses computer based quality control testing and measures the outcomes of each appraisal.

Performance Testing

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market values. In a ratio study, market values (value in exchange) are typically represented by sales 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 sales to provide a reliable pool of data, independent appraisals can be used as indicators for market value. This can be particularly useful for commercial, warehouse or industrial real property for which sales are limited. In addition, appraisal ratio studies can be used for properties that are not appraised, by legal stature, 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 agriculture lands to be appraised on the basis of productivity or use value.

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

Ratio Studies

Overall sales ratios are generated on selected property types, or more often in specific geographic areas, to allow appraisers to review general market trends in their area of responsibility. The appraisers utilize desktop applications (EXCEL programs) to evaluate subsets of data by economic area or a specific and unique data item. On the desktop, this may be customized and performed by building class and age basis. In many cases, field checks may be conducted to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or deprecation). In addition, the Texas Comptrollers Office conducts an overall independent performance test, covering all aspects of the appraisal district valuation procedures.

State Comptroller's Property Tax Division – Property Value Study

According to Chapter 5 of the Texas Property Tax Code, the State Comptroller's Property Tax Division (PTD) conducts a biannual property value study (PVS) of each Texas school district and each appraisal district. As a part of this biannual study, the code also requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MSP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisals in each appraisal district. The methodology used in the property value study focuses on grouping or "stratifying" samples. This is done to help ensure the techniques or procedures of measuring used are uniform. This study

utilizes statistical analysis of sold properties (sale ratio studies) and appraisals or unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category (i.e., categories A, B, C, D and F1 are directly applicable to real property).

MASS APPRAISAL MODEL DEVELOPMENT

The general steps in building a mass appraisal model are:

Primary market analysis of the region, areas, and neighborhoods

Highest and Best Use analysis

Collecting and verifying data on sales, costs, lease rates, cap rates, etc.

Developing tables or schedules based on economic and appraisal theory

Calibrating the tables or schedules using adjustments based on depreciation, lease rates, etc.

Applying the values of the model to the properties in the district

Reviewing the production of values for properties that fall outside of the model

Regional, Area and Neighborhood Market Analysis

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

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 or PODS for residential valuation.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A “neighborhood” for analysis purposes, is defined as a geographic grouping of properties where the property’s physical, economic,

governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood has been identified, the next step is to define its boundaries. The 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 neighborhoods 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, or PODS (property organizational designations), are field inspected and delineated, based on observable aspect of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of improved property is normally its current use. This is due largely to the fact that as long as the structures contribute value to the property, then removing

them from a new use would be detrimental. At some point in time when the value of just the land, minus demolition, becomes greater that the value of the current uses of the property, then the highest and best use has changed. The is particularly true in areas of transition, where the old structures are being torn down for new improvements, or an area of new growth changes land use from vacant tracts to new development. Determining the highest and best use of the land and the improved property will dictate how the property is compared to other properties. Matching similar properties is important in building a value model or schedule.

Collection of Data and Verification

Data collection of property involves maintaining data characteristics of the property within the appraisal administration software. The information 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 use manuals that establish uniform procedures for listing real property in the appraisal administration software. All properties are coded according to these manuals and the approaches to value are structured and calibrated based on this coding system. Data collection for personal property is also performed in a similar fashion and maintained in the appraisal administration software. The type of information maintained on personal property includes business inventory, furniture and fixtures, machinery and equipment, cost and location. The field appraisers conducting on-site inspections use a personal property manual during their initial training and as a guide to correctly list all personal property that is taxable.

Data collection is performed via a number of different sources or avenues: new construction field inspections, building permits, local real estate professionals, data review, data mailers, hearings, sales validation inspections, newspapers and publications, phone books, assumed name certificates, deed filings and general correspondence with owners.

The appraisal staff is responsible for collecting and maintaining the property characteristic data for classification, valuation, and other purposes. Accurate valuation of real and personal property by any method requires a physical description of personal property, and land and building characteristics. The data collection effort involves the field inspection of real and personal property accounts; the goal is to randomly inspect all property every year with a field work completion day being the second week in April, or as soon thereafter. Meeting this goal is dependent on reporting of preliminary values to taxing units.

Data collection procedures have been established for residential, commercial, and personal property. Both appraisers work jointly throughout Jack County on the field inspection of all properties; however, there is a division of in-office duties. Appraisers conduct field inspections and record this information either on a property record card or in a spreadsheet database in a portable laptop. The gathered information, notations of

changes to the property, the date of last inspection, extent of that inspection, and the appraiser responsible, are all transferred to the main office database.

Office and or field reviews are completed on property where information has been received from the owner. Data mailers, sent in masse, or at the request of the property owner, frequently verify the property characteristics or current condition of the property. When the property data is verified in this matter, field inspections are sometimes required.

Developing tables or schedules based on economic and appraisal theory

Property in the district is valued from schedules, typically using a comparative unit method. The schedules may be based on building costs, acquisition costs, sales price per square foot, lease rate per square foot or some other unit of measure. Depending on the property type, the unit of comparison may be different; but the unit of measure is established in the market. Land is typically sold on per square foot or per acre basis; personal property is typically based on the cost to acquire; residences are measured on a price per square foot basis. Commercial property is some times measured on a price per square foot basis, but is also measured by the income it produces. The table establishes the relationship or ratio of price/cost to square foot.

Calibrating the tables or schedules using adjustments based on depreciation, lease rates, etc.

Because not all property is alike, adjustments need to be made to the mass appraisal model for differences in location, quality, age, desirability, etc. Stratifying property from good to bad, best to worst and the different levels in between is necessary for a reliable analysis. In addition, grouping properties with similar characteristics provides for a more reliable analysis. However, differences in properties can be quantified for specific items; these items are then adjusted in the analysis to arrive at a more uniform model.

Applying the values of the model to the properties in the district

After developing the mass appraisal model and adjusting it for the specific property type, and its different characteristics, the values indicated in the model are applied to the individual properties in the district. Typically, in the valuation of residential property, the price per square foot for a particular property would be applied to its building size (i.e. 1,000 residence X $35/SF= $35,000 value).

Reviewing the production of values for properties that fall outside of the model

After preliminary estimates of value have been determined in sub-market areas, the appraiser reviews the computer-assisted values against his/her 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.

LAND VALUATION

Introduction

The analysis and valuation of land throughout Jack County is the responsibility of both appraisers. There are approximately 880 residential vacant lots and 8,658 acreage parcels in Jack County. In addition, the appraisers are responsible for the land component of residential and commercial improved properties.

Appraising the land involves the development of models or value tables, based on the property type (commercial, residential, industrial, rural or agricultural). The different uses of property require a different unit of comparison. In the real estate market, commercial and industrial land is typically sold on a per square foot basis. Rural, agricultural and large tracts are typically sold on a per acre basis. Undeveloped residential land typically sells on a per square foot or per acre basis, but developed residential lots will sell on a front foot basis, a square foot basis or a whole unit base.

As such, the land use or zoning will dictate the valuation table used. In addition, specific land influences are used, where necessary, to adjust parcels outside the neighborhood norm for such factors as view, shape, size, and topography, among others. The appraiser sometimes uses abstraction and allocation methods to insure that the land values analyzed best reflect the contributory market value of the land to the overall property value.

Land Appraisal Process/Model Development

Similar to other property types, the general steps in the land appraisal process are development of:

A primary market analysis of the region, areas, and neighborhoods that influence the properties that are being appraised. Supply, demand, interest rates, economic outlook, etc. are taken into consideration.

A Highest and Best Use analysis is performed for the property or properties being appraised, looking at the most profitable use that is legal, physically possible and economically feasible.

A collection and verification of data on sales, asking prices, land leases and land cap rates is made for all areas of Jack County. This data is incorporated into the value schedules of the different properties and property types.

Schedules or tables are then developed, based on economic and appraisal theory, using the data garnered from across the county. The schedules are based on the unit of comparison that is dictated by the property type.

Adjustments are made (calibrating) to the tables or schedules based on location, topography, size, zoning etc. This makes the analysis more inform and provides greater reliability.

The values of the schedule are then applied to the properties in the district.

Lastly, a review is made of the values for properties that fall outside of the schedule.

The appraisers repeat the process described above for each of the different property types in the district.

RESIDENTIAL VALUATION

Introduction

Jack County Appraisal District maintains a department of Residential Appraisers, who are responsible for developing uniform and equal market values for residential improved property. There are approximately 4,950 residential improved parcels in Jack County. The staff for the residential property consists of 2 appraisers.

Residential Appraisal Process/Model Development

A primary market analysis of the region, areas, and neighborhoods that influence the properties that are being appraised. Supply, demand, interest rates, economic outlook, etc. are taken into consideration. Each appraiser analyzes the individual subdivision, neighborhood or POD where the properties are located that are the subject of appraisal.

A Highest and Best Use analysis is performed for the property or properties being appraised, looking at the most profitable use that is legal, physically possible and economically feasible. 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 land use changes, the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. 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.

A collection and verification of data on sales, asking prices, house leases and gross rent multipliers are made for all areas of Jack County. This data is incorporated into the value schedules for the different properties and property types. Appraisers drive entire

neighborhoods to review the accuracy of the existing improvement data and identify changes to the real estate. It should be noted that the residential sales verification effort also involves on-site inspections by field appraisers, in which the accuracy of the property characteristics is again checked, and confirmation of the sale price is made.

Schedules or tables are then developed, based on economic and appraisal theory, using the data garnered from across the county. The schedules are developed using the unit of comparison that is dictated by the property type. Residential properties (improved) in the district are valued from cost and sales schedules using a comparative unit method, typically on price per square foot. The district's residential cost schedules, originally adopted from Marshall & Swift, a nationally recognized cost estimator, have been customized to fit Jack County's local residential building and labor market. The cost schedules are reviewed regularly and used largely to support the market approach. A sales file for the storage of sales data is also maintained. Residential vacant land sales, along with commercial improved and vacant land sales are maintained in a separate sales information system.

Residential improved 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 was established to define salient facts related to a property's purchase or transfer.

The appraiser reviews every neighborhood or POD annually, using a sales ration study/analysis. The first phase involves neighborhood ratio studies that compare the recent sales price 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 or 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 in an upcoming reappraisal, or whether the level of market value in a neighborhood is at an acceptable level. The residential appraisers perform statistical analysis to evaluate whether values are equitable and consistent. This analysis for each neighborhood or POD is developed from the verified sales whenever enough sales for said neighborhood exists that reflects a sample of the total properties within said neighborhood. Each verified sales contains the following characteristics: class, square footage of living area, year built, number of bedrooms, number of baths, condition and garage type, if any. The price per square foot along with the sales amount and date of sale are also listed in the analysis. This analysis is referred to as the square foot analysis and both a linear regression line and multiply regression line are developed from this data. The linear regression analysis charts the correlation between price per square foot and square footage of living area which the multiple regression analysis charts the correlation between sales price and square footage of living area. The schedule or table is then calibrated using the linear regression analysis and the multiple regression analysis supports the schedule or table. The statistical analysis along with the judgment of the appraiser establishes the opinion of value for said properties. After appraisal fieldwork and entering of data, a second

ratio/analysis study is conducted to evaluate the new appraised values in relationship to the sales prices as set out in the original sales analysis. A copy of the square foot analysis (Exhibit A), linear regression analysis (Exhibit B), multiple regression analysis (Exhibit C) and ratio analysis study (Exhibits D & D-1) are included in the Addenda section of the report. Particularly close attention is paid to the level of appraisal for both sold properties and those that are unsold by determining the percentage of change and average percentage of change from the previous appraisal year to the current appraisal year (shown in Exhibit E). This insures uniformity and equality between sold and unsold properties.

Lastly, a review is made of the values for properties that fall outside of the schedule. Once the market adjusted value factors are applied, a review or quality control study is made that compares recent sales prices with the proposed values.

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 the new law, beginning in the second year a property receives a homestead exemption, increases in the value of that property are "capped." The value for tax purposes (appraised value) of a qualified residence homestead will be the LESSER of:

the market value; or

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

Values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the following year. In that following year, that home is re-appraised at its market value to bring its appraisal into uniformity with other properties. New homes are treated differently: while a developer owns them, unoccupied residences are appraised as part of an inventory using the district's land value and the developer's construction costs as of the valuation date. However, in the year following sale, they are re-appraised at market value.

COMMERCIAL/INDUSTRIAL VALUATION

Introduction

The commercial valuation department is responsible for the commercial and industrial classed real property, which falls within the boundaries of the Jack County Appraisal Districts taxing jurisdictions. Typically, commercial appraisers appraise the fee simple interest of properties according to statue. However, the affect of easements, restrictions,

encumbrances, leases, contracts or special assessments are considered on an individual basis, as is the appraisal of any non exempt taxable fractional interests in real property (i.e. certain multi-family housing projects). There are approximately 1402 commercial and industrial improved parcels in Jack County. The staff for the commercial department consists of 2 appraisers.

Commercial-Industrial Appraisal Process/Model Development

Again, similar to other property types, the general steps in the commercial/industrial appraisal process are development of:

A primary market analysis of the region, areas, and neighborhoods that influence the properties that are being appraised. Supply, demand, interest rates, economic outlook, etc. are taken into consideration. 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 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 delineation is required. The geographic boundaries as well as, income, occupancy and expense levels and capitalization rates are all considered in the development of value schedules or models. Jack County Appraisal District frequently surveys similar CAD's and exchanges data to ensure sufficient information to perform reliable appraisals.

In addition, Jack County Appraisal District 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.

A Highest and Best Use analysis if performed for the property or properties being appraised, looking at the most profitable use that is legal, physically possible and economically feasible. For improved properties, highest and best use is evaluated as improved and as if the site were still vacant. This assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, excess land or a different optimum use if the site were vacant. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. In many instances, the property's current use is the same as its highest and best use. This analysis insures that an accurate estimate of market value (which is based on value in exchange) is derived. It is important to remember that market value is based on 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. In addition, "market value" should not be confused with "value in use", which represents the value of a property to a specific user for a specific purpose, and not to the general market. By definition, our task is to appraise at market value, which would be the value in exchange.

A collection and verification of data on sales price levels, capitalization rates, income multipliers, equity dividend rates, occupancy, marketing periods, expenses, rent levels and actual construction costs, is made for all areas of Jack County. The initial step in sales verification involves a questionnaire, which is mailed to both parties in the transaction (Grantor and Grantee). If a questionnaire is answered and returned, the documented responses are recorded into the sales database system. If no information is provided, verification is then attempted via other sources such as brokers, local appraisers or others that may have the desired information. Finally, closing statements are often provided during the hearing process. The actual closing statement is the most reliable and preferred method of sales verification. This data is ultimately incorporated into the value schedules for the different properties and property types. All commercial and industrial properties located in Jack County Appraisal District are coded according to similar use; the approaches to value are structured and calibrated based on this coding system. Weekly, sales transactions are researched, verified, keyed into a database, and summarized into book form. This sales information is used in the model or schedule building and by the district appraisers during the hearing process. Lastly, appraisers field inspect sales to review the accuracy of the existing data and identify changes that need to be noted.

Schedules or tables are then developed, based on economic and appraisal theory, using the data garnered from the sources noted above. The schedules are developed using the unit of comparison that is dictated by the property type. Commercial and industrial properties (improved) in the district are valued from cost, income and sales schedules using a comparative unit method. The following is a discussion of how each schedule is developed.

Cost Schedule: The cost approach to value is applied to all improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on comparable properties whenever possible. Cost schedules are typically developed based using Marshall Swift Valuation Service data. Cost schedules begin with deriving the replacement cost new (RCN) of all improvements. These include comparative base rates, per unit adjustments and lump sum adjustments. This approach also employs the sales comparison approach in the valuation of the underlying land value. Time and location modifiers 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 schedules, locational modifiers are necessary to adjust these base cost

specifically for Jack County. The national cost services provide these modifiers. Depreciation schedules are developed based on what is typical for each property type at that specific age. Depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. Effective age estimates are based on the observed amount of depreciation, wear and tear of the improvements. Remodeling and renovation decrease the effective age of improvements; conversely, poor maintenance and abuse increase the effective age. Market adjustment factors such as external and/or functional obsolescence can be applied if warranted. It should be noted that industrial properties, due to their unique nature and construction, many times the only applicable valuation methodology is the cost approach. While the appraiser may employ a sales comparison approach, using for comparison the closest available plant in terms of output quantity, type of product manufactured, and other factors to estimate a value for the subject property, due to the many number of variables to consider, the value estimate via this approach may not be highly reliable.

Income Schedule: The income approach to value is applied to those real estate which is typically viewed by market participants as "income producing", and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market study publications. The 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 then projected, based on actual data furnished by property owners or market sources.

> The vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an effective gross rent. Next a secondary income or service income is calculated and added to the effective gross rent. Secondary income includes parking income, escalations, reimbursements, etc. Allowable expenses are subtracted from the effective gross income to arrive at the Net Operating Income. Expense ratio estimates are also used in the calculations for the net income. Different expense ratios are developed for different types of commercial property based on use. Rates and multipliers are used to convert income into an estimate for market value. These include income multipliers, overall capitalization rates, and discount rates and derived from the market. Rates and multipliers also vary between property types, as well as by location, quality, condition, design, age and other factors. Capitalization analysis is used in the income approach schedules. This methodology involves the capitalization of net operating income as an indication of market value for a specific property.

Sales Comparison (Market) Schedule: Although all three of the approaches to value are based on market data, the Sales Comparison Schedule (Approach) is most frequently referred to as the Market Schedule (Approach). This methodology is utilized not only for estimating land value but also in comparing sales of similarly improved properties. As previously discussed in the Data Collection section of this report, pertinent data from

actual sales of properties, both vacant and improved, is garnered throughout the year in order to obtain relevant information, which can be used in several aspects of valuation. An analysis or schedule is then developed, comparing sales of similar type properties, and making adjustments to the schedule based on location, building size, age, condition, etc. Using a Market Schedule, many property types in the commercial and industrial area are reviewed annually to determine the present level of appraised value and uniformity of appraisal.

The strengths and weaknesses of each approach to values is determined, based on the applicability of the approach and the quantity and quality of the data. The schedule or approach that provides the greatest reliability is ultimately the approach that is given greatest emphasis. The values of the appropriate schedule are then applied to those properties in the analysis.

Lastly, a review is made of the values for properties that fall outside of the schedule. Sometimes, highly customized or specialized commercial properties do not compare well to other similar properties. As such, key comments and explanations are provided to help the reader understand the appraisal process and the imperfection in it.

It should be noted that commercial appraisers are somewhat limited in the time available to field review all commercial properties of a specific use type. However, a major effort is made by appraisers to field review as many properties as possible or economic areas experiencing large numbers of remodels, renovations, or retrofits, changes in occupancy levels or rental rates, new leasing activity, new construction, or wide variations in sale prices.

Additionally, the appraisers frequently field review subjective data items such as building class, quality of construction (known as cost modifiers), condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of the property. In some cases, field reviews are warranted when sharp changes in occupancy or rental rate levels occur between building classes or between economic areas. While in the field, the appraisers physically inspect sold and unsold properties fore comparability and consistency of values.

BUSINESS PERSONAL PROPERTY VALUATION

Introduction

The personal property section of the Jack County Appraisal District is responsible for developing fair and uniform market values for business personal property located within its jurisdictions. There are basically four different personal property types appraised by the district's personal property section: Business Personal Property accounts; Leased Assets; Vehicles; and Multi-Location Assets. There are approximately 1,393 business personal property accounts in the jurisdictions of Jack County Appraisal District.

Business Personal Property Appraisal Process/Model Development

The valuation of business personal property is somewhat unique in that personal property is typically subject to changes, year to year. Unlike real estate which is immobile (in a fixed location), issues dealing with business personal property tend to be wide ranging. As such, the general steps in the business personal property appraisal process are somewhat different. These are:

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 personal property is normally its current use.

Data Collection Procedures – A collection and verification of data on business personal property, vehicles, and leased and multi-location assets is made for all areas of Jack County. The procedures for collecting this data are outlined below:

Business Personal Property – The district's property characteristic data was originally received from the City of Jacksboro, Jack County, and all three school districts records in 1980, and updated as necessary, through a massive field data collection effort coordinated by the district over a period of time. When revaluation activities permit, district appraisers collect new data via an annual field drive-out. This project results in the discovery of new businesses not revealed through other sources. Various discovery publications such as the Court Reporter and state sales tax listings are also used to discover personal property. Tax assessors, city and local newspapers, phone books, county courthouse (assumed name records), state corporation records, 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 Jack County Appraisal District with a listing of vehicles within its jurisdictions. The vendor develops this listing from the Texas Department of Transportation (DOT) Title and Registration Division records. Other sources of data include property owner renditions and field inspections.

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

Schedules or tables are then developed, based on economic and appraisal theory, using the data garnered from the sources noted above. The schedules are developed using the unit if comparison that is dictated by the property type. The development of the different schedules is outlined as follows:

Cost Schedules – Analyzing cost data from property owner renditions, hearings, state

schedules, and published cost guides develops the cost schedules. The cost schedules are reviewed as necessary to conform to changing market conditions

Depreciation Schedule and Trending Factors – Jack County Appraisal District'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 the district's valuation models. The trending factors used by the district to develop RCN are based on published valuation guides. The percent good depreciation factors used by Jack County Appraisal District are also based on published valuation guides. The index factors and percent good depreciation factors are used to develop present value factors (PVF), by year of acquisition, as follows:

PVF=INDEX FACTOR x PERCENT GOOD FACTOR

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

MARKET VALUE ESTIMATE=PVF x HISTORICAL COST

This mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent within the market.

Computer Assisted Personal Property Appraisal – computer assisted schedules are used in the valuation of general business personal property of new accounts for which no property owner's rendition is filed. Schedule values are also used to establish tolerance parameters for testing the valuation of property for which prior data years' data exist or for which current year rendered information is available. The calculated current year value or the prior year's value is compared to the indicated model value by the valuation program. If the value being tested is within an established acceptable percentage tolerance range of the model value, the account passes that range check and moves to the next valuation step. If the account fails the tolerance range check, it is flagged for individual review. Allowable tolerance ranges may be adjusted from year to year depending on the analysis of the results of the prior year.

Vehicles – value estimates for vehicles are provided by an outside vendor and are based on NADA published book values. Vehicles that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.

Leased and Multi-Location Assets – leased and multi-location assets are valued using the PVF schedules mentioned above. If the asset to be valued in this category is a vehicle, then NADA published book values are used. Assets that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.

Statistical Analysis – summary statistics including, but not limited to, the median, weighted mean, and standard deviation provide the appraisers a 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.

A review is made of the values for properties that fall outside of the schedule. Sometimes, highly customized or specific use business personal property does not compare well to other similar properties. As such, key comments and explanations are provided to help the reader understand the appraisal process and the imperfection in it.

It should be noted that personal property, like commercial appraisers, are somewhat limited in the time available to field review all personal property of a specific use or type. However, a major effort is made by appraisers to field review as many properties as possible or economic areas.

ASSUMPTIONS and LIMITING CONDITIONS

Assumptions

There are no extraordinary assumptions or hypothetical conditions considered or used in the development of this mass appraisal.

Limiting Conditions

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

The appraisals were prepared exclusively for ad valorem tax purposes.

The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the properties appraised were performed as staff resources and time allowed.

Verification of sales transactions was attempted through questionnaires to buyer and seller, telephone survey and field review. Some residential sales data was obtained from vendors and is considered reliable.

I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.

CERTIFIED TAXABLE VALUES 2020 - 2025

	2025 Prelim	2024	2023	2022	2021	2020
JACK CAD	$1,906,590,408	$1,660,291,229	$1,663,168,047	$1,353,983,635	$1,404,259,030	$1,286,058,894
JACK COUNTY	$1,906,590,408	$1,660,291,229	$1,646,551,857	$1,335,009,015	$1,214,390,270	$1,274,972,744
JACK CO SPEC	$1,901,833,438	$1,627,537,349	$1,643,181,488	$1,331,758,556	$1,211,033,501	$1,271,649,566
BRYSON CITY	$25,608,740	$19,753,310	$14,654,760	$10,792,850	$11,004,890	$10,308,130
JACKSBORO CITY	$245,462,438	$244,823,091	$218,286,350	$129,206,925	$129,510,590	$123,579,544
BRYSON ISD	$278,601,240	$195,373,088	$209,861,280	$190,945,060	$189,596,150	$148,612,021
JACKSBORO ISD	$1,117,883,647	$1,000,970,874	$927,632,290	$794,122,795	$716,780,255	$751,322,564
PERRIN-WHITT CISD	$286,172,050	$267,127,216	$305,008,730	$250,984,640	$196,626,380	$191,094,739
FAITH COMM HOSP	$1,879,483,838	$1,627,537,349	$1,621,894,047	$1,311,877,415	$1,192,005,700	$1,253,275,424
E KEECHI WCID#1	$165,612,097	$159,401,493	$198,918,487	$154,735,500	$115,407,590	$105,008,319
JACK CO WCID#1	$1,735,869,971	$1,497,639,826	$1,444,108,530	$1,176,899,315	$1,095,504,060	$1,166,534,405

2026 JACK CAD PRELIM BUDGET - APPRAISAL

SALARY EXPENSES	2026 PRELIM	INS	TCDRS
CHIEF APPRAISER - INTERIM	$ 36,000.00		
FRONT OFFICE CLERK	$ 42,644.63	$ 18,687.50	$3,624.79
DEPUTY CHIEF APPRAISER	$ 75,000.00	$ 18,687.50	$6,375.00
SECT / BOOKKEEP / ARB / DEEDS	$ 55,502.58	$ 18,687.50	$4,717.72
APPRAISER - NEW 2024	$ 52,500.00	$ 18,687.50	$4,462.50
CLERICAL - PART TIME	$ -		
SALARY TOTALS	$261,647.21		
EMPLOYEE BENEFITS			
HEALTH INSURANCE	**$ 74,750.00**		
MEDICARE-	$ 3,271.88		
RETIREMENT - TCDRS	**$ 19,180.01**		
WORKER'S COMP	$ 2,200.00		
UNEMPLOYMENT INS	$ 468.00		
LONGEVITY PAY	$ 1,200.00		
EMPLOYEE BENEFIT TOTAL	$101,069.90		
TOTAL EMPLOYEE EXPENSES	$362,717.10		
OPERATIONS EXPENSES			
ARBITRATION	$ 1,500.00		
APPRAISAL REVIEW BOARD	$ 6,500.00		
BOARD OF DIRECTORS	$ 1,250.00		
ATTORNEY - LITIGATION	$ 20,000.00		
AUDITOR	$ 8,500.00		
BUILDING MAINT	**$ 20,000.00**		
BLDG INS / BONDS	$ 5,500.00		
DATA PROCESSING - SOFT/WEB	$ 37,980.00		
DATA PROCESSING - PRINT & MAIL	$ 6,000.00		
DUES & MEMBERSHIPS	$ 2,000.00		
EDUCATION & TRAINING FEES	$ 4,000.00		
EDUCATION - TRAVEL & MEALS	$ 3,000.00		

EDUCATION LODGING	$ 2,000.00		
ELECTRICITY	$ 5,000.00		
EQUIPMENT REPAIRS	$ 2,000.00		
VEHICLE - GAS & SERVICE	$ 2,000.00		
JANITORIAL EXPENSE	$ 4,800.00		
MAPPING CONTRACT - SUPPORT	$ 9,100.00		
DATA PROCESSING - HDW LEASE	$ 11,260.00		
MIN-IND-UTL APPRAISAL FEE	$177,000.00		
NOTICES / ADVERTISING	$ 2,000.00		
OFFICE SUPPLIES	$ 8,000.00		
POSTAGE	$ 15,000.00		
TELEPHONE	$ 5,500.00		
VEHICLE REPAIRS	$ 2,000.00		

OPERATIONS EXPENSES			
CITY SERVICES - WATER & SEWER	$ 3,000.00		
NATURAL GAS	$ 1,600.00		
WARRANTY DEEDS	$ 1,500.00		
CONTINGENCIES	$ 2,000.00		
SUBSCRIPTIONS	$ 2,000.00		
APPRAISAL SERVICES - WESTERN	**$ 54,000.00**		
EAGLEVIEW / PICTOMETRY	$ 38,000.00		
QUICKEN BOOKKEEPING	$ 1,500.00		
CAPITAL EXPENDITURES	$ -		
OFFICE OPERATIONS	$ -		
OPERATIONS TOTAL	$465,490.00		
SUMMARY TOTALS			
SALARIES	$261,647.21		
EMPLOYEE BENEFITS	$101,069.90		
OPERATIONS	$465,490.00		
GRAND TOTALS	$828,207.10		5.49%
CARRYOVER FROM PRIOR	**$ 50,000.00**		
ALLOCATION AMOUNT	$778,207.10		-0.88%

TAX CALENDAR

January	
1	• Date that 2025 taxable values and qualification for certain exemptions are determined (except for inventories appraised Sept. 1) (Secs. 11.42, 23.01, 23.12).* • Date a tax lien attaches to property to secure payments of taxes, penalties and interest that will be imposed for the year (Sec. 32.01). • Date that half the members of the county appraisal district (CAD) board of directors begin two-year terms if the district has staggered terms (Sec. 6.034). • Date that half of appraisal review board (ARB) members begin two-year terms (Sec. 6.41).
2	• Date rendition period begins; continues through April 16 for those property owners not requesting a filing extension (Sec. 22.23).

31	• Deadline for Texas Comptroller's preliminary *2025 Property Value Study (PVS)* findings to go to the Texas Education Commissioner and each school district (Government Code Sec. 403.302). • Last day for chief appraiser to deliver applications for agricultural designation and exemptions requiring annual applications (Secs. 11.44, 23.43). • Last day for disabled, 65-or-older or unmarried surviving spouse of disabled veteran homeowners to pay one quarter of homestead property taxes in installments (Sec. 31.031). • Last day for homeowners or qualified businesses whose properties were damaged in a disaster within a designated disaster area to pay one quarter of taxes if using installment payment option (Sec. 31.032).
February	
1	• Last day for motor vehicle, boat and outboard motors, heavy equipment and manufactured housing dealers to file dealer's inventory declarations (Secs. 23.121, 23.124, 23.1241, 23.127). • Date that 2025 taxes become delinquent if a bill was mailed on or before Jan. 10, 2021. Rollback tax for change of use of 1-d, 1-d-1, timber, and restricted-use timber land becomes delinquent if taxing unit delivered a bill to the owner on or before Jan. 10, 2015 (Secs. 23.46, 23.55, 23.76, 23.9807, 31.02).
15	• Last day for county tax collector to disburse motor vehicle, boat and outboard motor, heavy equipment and manufactured housing inventory taxes from escrow accounts to taxing units (Secs. 23.122, 23.1242, 23.125, 23.128).
29	• Last day to request cooperative housing appraisal (Sec. 23.19).
March	
12	• Deadline to file written appeal of PVS findings with Texas Comptroller (Government Code Sec. 403.303).
April	
2	• Last day (or as soon as practicable thereafter) for chief appraiser to

mail notices of appraised value for single-family residence homestead properties (Sec. 25.19).

- Last day for the chief appraiser to notify the taxing units of the form in which the appraisal roll will be provided to them (Sec. 26.01).
- Last day for taxing units' second quarterly payment for 2025 CAD budget (Sec. 6.06).
- Last day for disabled, 65-or-older or unmarried surviving spouse of disabled veteran homeowners to pay first installment on taxes (Sec. 31.031).
- Last day for homeowners or qualified businesses whose properties were damaged in a disaster area to pay first installment on taxes (Sec. 31.032).
- Last day for cities or counties to report information regarding reinvestment zones and tax increment financing plans to Texas Comptroller (Sec. 311.019).
- Last day for qualified community housing development corporations to file listing of property acquired or sold during the past year with the chief appraiser (Sec. 11.182).
- Last day for property owners to file renditions and property information reports unless they request a filing extension in writing (Sec. 22.23).

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NOTE: The Comptroller and each chief appraiser are required to publicize the legal requirements for filing rendition statements and the availability of the forms in a manner reasonably designed to notify all property owners of the law (Sec. 22.21). Chief appraisers need to check with their legal counsel to determine the manner and timing of this notice to meet the legal requirement.

- Last day for property owners to file these applications or reports with the CAD:
    - Some exemption applications (Sec. 11.43)**

30

    - Notice to chief appraiser that property is no longer entitled to an exemption not requiring annual application (Sec. 11.43);
    - Applications for special appraisal or notices to chief

appraiser that property no longer qualifies for 1-d and 1-d-1 agricultural land, timberland, restricted-use timberland, recreational-park-scenic land and public access airport property (Secs. 23.43, 23.54, 23.75, 23.84, 23.94, 23.9804);

- Railroad rolling stock reports (Sec. 24.32);
- Requests for separate listing of separately owned land and improvements (Sec. 25.08);
- Requests for proportionate taxing of a planned unit development property (Sec. 25.09);
- Requests for separate listing of separately-owned standing timber and land (Sec. 25.10);
- Requests for separate listing of undivided interests (Sec. 25.11); and
- Requests for joint taxation of separately owned mineral interest (Sec. 25.12).

- Last day for chief appraiser to certify estimate of school district's taxable value for school district to use for publishing notice of budget and proposed tax rate and adopting its budget for a fiscal year that begins July 1. Chief appraiser must also certify estimate of taxable value for county and cities unless the taxing units choose to waive the estimate (Sec. 26.01).
- Last day for property owners to file protest with ARB (or by 30th day after notice of appraised value is delivered, whichever is later) in connection with properties that are single-family residence homesteads; however, a property owner may file a protest before June 1 if the appraisal review board has not approved the appraisal records (Sec. 41.44).

May

1
- Last day (or as soon as practicable thereafter) for chief appraiser to mail notices of appraised value for properties other than single-family residence homesteads (Sec. 25.19).

1-14
- Period when taxing units may file resolutions with chief appraiser to change CAD finance method. Three-fourths of taxing units must file for change to occur (Sec. 6.061).

1-15
- Period when chief appraiser must publish notice about taxpayer

	protest procedures in a local newspaper with general circulation (Secs. 41.41, 41.70).
2-Jun	• Period when taxing units must notify delinquent taxpayers that taxes delinquent on July 1 will incur additional penalty for attorney collection costs (Sec. 33.07).
1	
15	• Last day for property owners to file renditions and property information reports if they requested an extension in writing. For good cause, chief appraiser may extend this deadline another 15 days (Sec. 22.23).
	• Date (or as soon as practicable thereafter) for chief appraiser to prepare appraisal records and submit to ARB (Secs. 25.01, 25.22).
21	• Last day for chief appraiser to count taxing units' resolutions to change CAD's finance method (Sec. 6.061).
24	• Last day for chief appraiser to notify taxing units of change in the CAD's finance method (Sec. 6.061).
31	• Last day for taxing units to file challenges with ARB (or within 15 days after ARB receives appraisal records, whichever is later) (Sec. 41.04).
	• Last day for disabled, 65-or-older or unmarried surviving spouse of disabled veteran homeowners to pay second installment on taxes (Sec. 31.031).
	• Last day for homeowners and qualified businesses whose properties were damaged in a disaster area to pay second installment on taxes (Sec. 31.032).
	• Last day for property owners to file protest with ARB (or by 30th day after notice of appraised value is delivered, whichever is later) in connection with a property that is not a single-family residence homestead (Sec. 41.44(a 2)).
	• Last day for religious organizations to amend charters and file new applications for Sec. 11.20 exemption (or within 60 days of exemption denial, whichever is later) (Sec. 11.421).
June	
14	• Last day for chief appraiser to submit recommended 2025 budget to CAD board and taxing units (unless taxing units have changed CAD's fiscal year) (Sec. 6.06).

16	• Beginning date that CAD board may pass resolution to change CAD finance method, subject to taxing units' unanimous approval. Period ends before Aug. 15 (Sec. 6.061).
July	
2	• Last day to pay second half of taxes by split payment (Sec. 31.03). • Date that delinquent taxes incur total 12 percent penalty (Sec. 33.01). • Taxes delinquent on or after Feb. 1, but not later than May 1, incur additional penalty to pay attorney collection costs (Sec. 33.07). Taxing unit may add penalty for attorney collection costs to taxes delinquent on or after June 1; penalty is incurred on the first day of first month that begins at least 21 days after the date the collector sends property owner a notice of delinquency and penalty (Sec 33.08). • Last day for ARBs to complete review of railroad rolling stock values for submission to Texas Comptroller (or as soon as practicable thereafter) (Sec. 24.35). • Last day for taxing units' third quarterly payment for CAD budget (Sec. 6.06). • Last day to form a taxing unit to levy property taxes (Sec. 26.12). • Last day for taxing units to adopt local option percentage homestead exemptions (Sec. 11.13). • Last day for private schools to amend charters to conform with Sec. 11.21 and file new applications for exemption (or within 60 days of exemption denial, whichever is later) (Sec. 11.422). • Last day for CADs to report formation of reinvestment zones and tax abatement agreements to the Texas Comptroller (Sec. 312.005).
20	Date ARB must approve appraisal records, but may not do so if more than 5 percent of total appraised value remains under protest. The board of directors of a CAD with a population of 1 million or

	more may postpone the deadline to Aug. 30 or increase the threshold percentage from 5 to 10 percent of the appraised value of properties not under protest (Sec. 41.12).
25	• Last day for Texas Comptroller to certify apportionment of railroad rolling stock value to counties, with supplemental records after that date (Sec. 24.38). • Last day for chief appraiser to certify appraisal roll to each taxing unit (Sec. 26.01).
31	• Last day for disabled, 65 or older, or unmarried surviving spouse of disabled veteran homeowners to pay third installment on taxes (Sec. 31.031). • Last day for homeowners and qualified businesses whose properties were damaged in a disaster area to pay third installment on taxes (Sec. 31.032).
August	
1	• Last day for property owners to apply for September 1 inventory appraisal for 2025 (Sec. 23.12). • Date taxing unit's assessor submits appraisal roll and date that collector submits collection rate estimate for the current year to the governing body (or soon after) (Sec. 26.04).
7	• Date taxing units (other than school districts and small taxing units) must publicize effective tax and rollback rates, unencumbered fund balances, debt obligation schedule and other applicable items (or as soon as practical thereafter) (Sec. 26.04).
14	• Last day for CAD board to pass resolution to change CAD finance method, subject to taxing unit's unanimous consent (Sec. 6.061). • Last day for CAD board to pass resolution to change number of directors, method for appointing or both, and deliver to each taxing unit (Sec. 6.031).
15	• Deadline for Texas Comptroller to certify final PVS findings to Education Commissioner and each school district (Comptroller Rule Sec. 9.4317).

30	• Date ARB must approve appraisal records in CADs with populations of 1 million or more where the board of directors has postponed the deadline from July 20 (Sec. 41.12). • Last day for property owner to give, in writing, correct address to CAD for tax bill; penalties and interest waived if the bill is not sent to the correct address 21 days before delinquency date (Sec. 33.011).
31	• Last day taxing units may file resolutions with the CAD board to oppose proposed change in the CAD finance method (Sec. 6.061). • Last day for taxing unit entitled to vote for appointment of CAD directors to file a resolution opposing a change by the CAD board in selection of directors (Sec. 6.031).
September	
1	• Date that taxable value of inventories may be determined at property owner's written option (Sec. 23.12). • Last day for CAD board to adopt CAD budget, unless a district has changed its fiscal year (Sec. 6.06).
14	• Last day for CAD board to notify taxing units in writing if a proposal to change a finance method by taxing units' unanimous consent has been rejected (Sec. 6.061). • Last day for CAD board to notify taxing units in writing if a proposal to change the number or method of selecting CAD directors is rejected by a voting taxing unit (Sec. 6.031).
October	
1	• Last day for taxing units to adopt tax rate, or no later than 60th day after the chief appraiser certifies appraisal roll to a unit. Failure to adopt by these required dates results in a unit adopting the lower of its effective tax rate for this year or last year's tax rate; unit's governing body must ratify new rate within five days (Sec. 26.05). • Last day for taxing units' fourth quarterly payment for CAD budget (Sec. 6.06). • Date tax assessor mails tax bills (or soon after) (Sec. 31.01).
November	

30	• First half of split payment of taxes is due on or before this date (Sec 31.03).
December	
1-31	• Time when chief appraiser may conduct a mail survey to verify homestead exemption eligibility (Sec. 11.47).
31	• Last day for taxing units' first quarterly payment for 2026 CAD budget (Sec. 6.06).

* Property Tax Code citations, unless otherwise noted.

** Exemption applications for cemeteries, charitable organizations, private schools, nonprofit water and wastewater supply corporations and other nonprofit organizations must be filed within one year of acquiring the property. Unless birth date information has been provided to the appraisal district, persons who become age 65 or qualify as disabled during a tax year must apply for the applicable homestead exemptions within one year of qualifying.

Note: The calendar shows the most important property tax deadlines for appraisal districts, taxing units and property owners in the tax year. When the last day for performing an act falls on a Saturday, Sunday or legal holiday, Tax Code Section 1.06 designates the deadline as the next regular business day. Check with the local appraisal district office or tax office if a due date falls on the weekend or holiday. The deadlines shown on the calendar have been adjusted accordingly. The information provided in this calendar is advisory only. Any questions should be addressed with legal counsel for the governmental entity.

CERTIFICATION

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

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

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

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

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

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

I have not made a personal inspection of all the properties that are the subject of this report.

No one, except as noted below, provided significant mass appraisal assistance to the person signing this certification.

Michael (Mickey) Hand

Mickey Hand, RPA, RTA, CTA, CCA
Interim Chief Appraiser

Nichole Rose, RPA II
Deputy Chief Appraiser