

2025 – 2026

PROPERTY TAX CODE
SECS 6.05 AND 25.18

COLORADO COUNTY APPRAISAL DISTRICT



Biennial Reappraisal Plan

BOARD OF DIRECTORS:

Michael Trefny - Chairman
Lance Dingler – Vice-Chairman
James Prichard – Secretary
Dusty Dittmar – Member
Roy Williams - Member

ADOPTED

STATE OF TEXAS {}

RESOLUTION APPROVING THE WRITTEN
2025 – 2026 BIENNIAL REAPPRAISAL PLAN
FOR THE COLORADO COUNTY APPRAISAL
DISTRICT

COUNTY OF COLORADO {}

COLORADO COUNTY APPRAISAL DISTRICT

WHEREAS the Texas Property Tax Code Section 6.05 (i) requires that the District Board of Directors biennially approve a written plan for periodic reappraisal of all property within the boundaries of the district, according to Texas Property Tax Code, Section 25.18 and


WHEREAS, the District Board of Directors has notified the presiding officer of the governing body of each taxing unit participating in the district a written notice of the time, date, and place of the public hearing and

WHEREAS the District Board of Directors held a public hearing on September 16, 2024, to consider any amendments to the written plan, and there were no amendments made to the written plan, and

NOW THEREFORE, be it RESOLVED that the Colorado County Appraisal District Board of Directors adopts the written reappraisal plan.


RESOLVED FURTHER that the Chief Appraiser of the District is authorized and directed to deliver copies of the approved written reappraisal plan in compliance with the remainder of the Texas Property Tax Code Section 6.05 (i) to the presiding officer of the governing body of each unit participating in the District and to the State Comptroller of Public Accounts within 60 days of the approval date.

READ, PASSED AND APPROVED ON THIS 16th DAY OF SEPTEMBER 2024 BY:



Michael Trefny, Chairman

ATTEST:



James Prichard, Secretary

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INTRODUCTION

The Colorado County Appraisal District ("Colorado CAD" or "District"), has prepared this plan as required under the Texas Property Tax Code, Section 6.05 (i) and Texas Property Tax Code Section 25.18. This report is designed to provide property owners and taxing entities with a complete understanding of the Colorado CAD's biennial reappraisal process.

Colorado CAD is a political subdivision of the State of Texas, created to appraise all the taxable property within its jurisdiction at 100% market value. The creation of appraisal Districts was passed with the 66th Legislative Session in 1979 and approved by the voters in the November 1980 general election. This legislation mandated counties to participate in an appraisal District.

The provisions contained in the Texas Property Tax Code ("PTC"), relative to legal, statutory, and administrative requirements, govern the Colorado CAD.

Colorado CAD has a five-member Board of Directors elected by the taxing entities it serves. The Board appoints the Interim Chief Appraiser, who is the chief administrator and executive officer of the appraisal District and the Appraisal Review Board (ARB).

Colorado CAD is responsible for conducting the appraisals to be used by the thirteen (13) taxing units it serves. The Colorado CAD budget is funded by these taxing entities. The funding received is calculated and prorated according to the levy recorded.

Except as otherwise outlined in the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st of each year. Market value, as defined by the code, 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 period of time for the seller to find a buyer.
- Both the seller and the buyer know of all the property uses and purposes to which the property is adapted and for which it is capable of being used for and of any enforceable restrictions on the use of the property; and

Both the seller and the buyer seek to maximize their gains, and neither is in a position to take advantage of the situations of the other. PTC, § 23.01 (b), Appraisals Generally states:

"The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the Appraisal District determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice (USPAP). 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."

The Texas Property Tax Code, Section 25.18

The Texas Property Tax Code, Section 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three (3) years. The Appraisal District's current goal is to reappraise one-third of the District every year and to maintain physical inspections within five (5) years. Appraised values District-wide are reviewed annually and are subject to change to equalize and maintain market value. In effect, this constitutes a reappraisal each year. Personal property is appraised every year, as are minerals and industrials.

Any reference to a specific work plan contained herein will be considered tentative for the Appraisal District. The work plan assumptions are made with the understanding that no natural disasters or new legislative requirements will require the Appraisal District to reallocate resources necessary to complete the normal work plan to address these possible high-needs areas. These work plans are also made under the assumption that there will be an ample supply of market data and/or verifiable market activity in the District for conducting a reappraisal process and staffing issues.

Exceptions and Special Valuation Provisions

Texas Property Tax Code, Section 23 defines special appraisal provisions for the valuation of residential homestead properties (PTC, § 23.23), referred to as the residential homestead cap, special appraisal provisions for productivity (PTC, §§ 23.41, 23.51), real property inventory (PTC § 23.12), and dealer inventory (PTC, §§ 23.121, 23.124, 23.1241, and 23.127), nominal (PTC § 23.18) for restricted use properties. The owners of inventory may elect to have the inventory appraised at its market value as of September 1st of the year proceeding the tax year to which the appraisal applies by completing an application with the Interim Chief Appraiser.

Agricultural Valuation Process

The Texas Constitution (Article 8, Section 1-d-1) provides for the special valuation of "open space land devoted to farm or ranch purposes."

This is a special valuation for land that is devoted to agricultural production. In 1991, legislation was passed that allowed productivity appraisal for land used to manage indigenous wildlife. Agricultural or productivity value is based on the land's capacity to produce crops or livestock instead of its value on the real estate market. Although this lower value reduces the taxes on the property, a "rollback" of these taxes occurs when the land stops being used for an agricultural purpose. The rollback recaptures, with interest, the taxes saved for the five (5) years preceding the change in use. In other words, undeveloped non-agricultural land does not qualify.

Approach to Qualifications and Values

Colorado CAD has an active Agricultural Appraisal Advisory Board, as required by PTC, § 6.12. Colorado CAD's Agricultural Intensity Standards are reviewed annually by the Board and are revised as needed. The current Standards were revised in 2021. These standards are used along with the Appraisal District's Agricultural Appraisal Manual, information from the Property Tax Division's Manual for the Appraisal of Agricultural Land, and the Tax Code to determine qualification for the various agricultural and wildlife management activities present in Colorado

County. Colorado CAD has implemented the standard Cash Lease Method to determine the net-to-land estimates for 1-d-1 productivity values by land class. Only typical cash lease information is used to determine these estimates. Cash lease information is collected yearly from property owners and during Agricultural Appraisal Advisory Board meetings.

Wildlife Management

Property Tax Code, Section 23.51(2) includes land used for wildlife management as an agricultural use. Property owners are required to produce a yearly management plan consistent with the Texas Parks and Wildlife management guidelines produced for the region. The Colorado County Board of Directors adopted a Resolution dated April 9, 2024, specifying a minimum acreage requirement for Ag valuation based on qualified management use for land included in a Wildlife Management Association or certified for Endangered Species habitat.

1-d-1 Field Review

All applications for agricultural valuation automatically generate a field review and are inspected by an onsite review or by aerial photography. Properties are inspected for minimum requirements to validate the agricultural valuation as defined in the Appraisal District's Agricultural Appraisal Manual and Intensity Standards.

Performance Tests

The primary tool used to measure mass appraisal performance is the ratio study. The Appraisal District has adopted the applicable policies of the IAAO STANDARD ON RATIO STUDIES. A ratio study compares appraised values to market values. In a ratio study, market values (values in exchange) are typically represented by sales prices (i.e., a ratio study). Independent, expert appraisals may also be used to represent market values in a ratio study (i.e., an appraisal ratio study). 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. If there are not enough sales to provide necessary representativeness, independent appraisals may be used as indicators for the market.

Sales Ratio Studies

Sales ratio studies are an integral part of establishing equitable and accurate market value estimates and, ultimately, for 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, assisting in market analyses, and calibrating models used to derive appraised values during valuation or reappraisal cycles. However, these studies cannot be used to judge the accuracy of an individual property appraised value. The Colorado 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 annually to allow appraisers to review general market trends in their area of responsibility. The appraisers utilize desktop applications such as MS EXCEL programs to evaluate subsets of data by economic area or a specific and

unique data item. This may be customized and performed on the desktop by building class and age bias. 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 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 of this evaluation is to determine appraisal performance of sold and unsold properties. Appraisers' 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 horizontal equity studies are performed prior to annual noticing.

Independent Performance Test

According to the Texas Property Tax Code, Chapter 5 of and Texas Government Code, Section 403.302, the State Comptroller's Property Tax Assistance Division (PTAD) conducts an annual Property Value Study (PVS) of each Texas school district and each appraisal district. As a part of this annual study, the code also requires the Comptroller to: use sales and recognized auditing and sampling techniques to review each appraisal district's appraisal methods, standards and procedures to determine whether the appraisal district used recognized standards and practices (MAP 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 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 analysis of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For Appraisal Districts, the reported measures include 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).

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

EXECUTIVE SUMMARY

Tax Code Requirement

The written biennial reappraisal plan is required by Texas Property Tax Code. Section 6.05 (i) and it reads as follows:

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

The plan for periodic reappraisal is outlined in the Property Tax Code, Sections 25.18 (a) and (b) read as follows:

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

(b) The plan shall provide for the following reappraisal activities 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 property;

(B) physical attributes of property, such as size, age, and condition;

(C) legal and economic attributes; and

(D) easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

(5) developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;

- (6) applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) reviewing the appraisal results to determine value.

I. Identifying properties to be reappraised for the purpose of updating relevant characteristics. Property Tax Code, Section 25.18(b)(1)

A. Residential Property

The Appraisal District employs several methods of identifying properties that require inspection for the purpose of listing and appraising new improvements and updating relevant property characteristics. The primary sources of information used to identify those properties are electrical connection requests through the electric cooperatives that supply Colorado County and well/septic permits issued by Colorado County. Copies of these permits are collected monthly and then matched with the corresponding Appraisal District account. Other sources of identifying properties that are in need of re-inspection are renditions, mechanics liens, deeds of trusts, plats, information included in sales listings (MLS), realtor reports, mobile home movement records (TDHCA), reports of recently assigned 911 addresses, and in some cases, property owners and community members who are familiar with the property.

In addition, a GIS system equipped with aerial photography encompassing all properties within the District is used as a tool in identifying improvements that are not currently accounted for in the appraisals of properties.

Once a property is identified as requiring a re-inspection, the information is matched with the relevant property account within the Appraisal Districts electronic records and the account is "flagged" for re-inspection. An appraisal card is printed for each flagged property along with any other relevant documents and then assigned to a field appraiser for inspection.

Finally, at the end of the re-inspection or "recheck" process, the field appraisal staff will conduct an annual "sweep" of their assigned areas. A "sweep" is a visual inspection of an area for the purpose of identifying new improvements or other significant changes that were not identified through the normal discovery methods/sources outlined above.

B. Rural, Residential and Commercial Land

Physical characteristics that influence land value include size, shape, soil type and topographic features. Resources such as aerial photography, ownership maps, subdivision plats, surveys, and NRCS soils maps are referenced to obtain or verify information relating to these characteristics for specific properties.

Other conditions that influence value include location, access, frontage, and legal limitations such as easements. The resources listed above, along with street maps, utility maps, deeds and other legal filings are used to identify and verify these conditions. In the appraisal process, appraisers, through sales analysis determine proper adjustments for the presence of such characteristics and conditions. The mapping resources discussed are integrated in the CAD's Geographic Information System (GIS).

C. Business Personal Property (BPP)

Identification of new BPP properties is accomplished in part by annual renditions, DBA filings with the county clerk's office, commercial vehicle listings supplied through a third-party

vendor, sales tax permit reports from the Texas Comptroller, local hotel/motel occupancy tax reports, and monthly and annual vehicle declarations submitted by local dealers. Field staff identify new businesses or changes in the size and scope of existing businesses. Appraisal District personnel review local publications for advertisements and notices of grand openings or closures. Businesses listed in the local phone book/yellow pages are checked against the current roll.

Which businesses or specific types of businesses that will be designated for inspection will be set out during development of the annual work plan for each year and will be determined using information obtained in the discovery process.

D. Industrial, Utility, and Mineral Property (real and personal property)

The Industrial, Utility and Mineral appraisal firm contracted by Colorado CAD is responsible for identifying property and updating information relating to existing accounts. Resources available for this process include those employed by Appraisal District personnel and as discussed in sections A-C. Additional resources include information and reports provided by various State and Federal regulatory agencies such as the Texas Railroad Commission, Texas Public Utility Commission, and the Federal Communications Commission.

II. Identifying and Updating Relevant Characteristics – PTC, § 25.18 (b)(2)

A. Residential Property

Identifying and updating relevant characteristics of a property will be accomplished primarily through a physical inspection of the property. The inspecting appraiser will visit the property to collect relevant data about the property such as measurements of structures, construction type, quality of construction, completion of construction and physical deterioration, among other characteristics. The collection and recording of this data are done using standardized procedures outlined in Colorado CAD field appraisal manuals. The collected data is gathered by the inspecting appraiser, noted on field inspection sheets, analyzed, and checked for accuracy and then submitted for data entry. Personnel then update the electronic records (including pictures) of the property according to the information and data notated on the field inspection sheet.

B. Rural, Commercial & Platted Residential Land

Identification of specific characteristics will be done through review of relevant documents (*See, Section I*) or through field inspections. This information is updated using standardized procedures outlined in Colorado CAD appraisal manuals. The reviewing appraiser will document necessary information and either update or submit the changes to data entry personnel to update the electronic record of the subject property.

C. Business Personal Property

Identifying and updating relevant characteristics of the subject property is accomplished through the discovery (*See, Section I*) and inspection processes. Information the appraiser must identify and verify includes the type of property, the category (i.e., inventory, furniture, fixtures, machinery, or equipment), quality, density, original costs, year acquired, age, condition, and life expectancy. The appraiser identifies any property located at the business that does not belong to the business owner. If this property is taxable (reference PTC, §§ 11.01 and 11.14) the appraiser collects the pertinent information noted above, including the name and address of the owner of the property. The collection and recording of this data is done using standardized procedures outlined in Colorado CAD's Business Personal Property Manual.

D. Industrial, Utility, and Mineral Property (real and personal property)

The Industrial, Utility and Mineral appraisal firm contracted by Colorado CAD is responsible for updating and identifying relevant characteristics for this property type. Identifying and updating relevant characteristics of a subject property are accomplished through the discovery (*See, Section I*) and inspection processes. After the discovery, field and appraisal work is completed and the firm provides an appraisal roll to Colorado CAD. Appraisal District personnel then manually enter the data into the PACS database following procedures outlined in PACS and Colorado CAD manuals. Appraisal District personnel also randomly verify the contracted appraisal firm's work to verify accuracy as outlined in the utility contract.

III. Defining market areas in the District – Texas Property Tax Code, § 25.18 (b)(3)

A. Pursuant to Property Tax Code, § 25.18, the Appraisal District has established a reappraisal plan to provide for the reappraisal of all properties within the District at least once every three (3) years (for more specific instruction, see Work Plan). These proposed reappraisals are subject to market conditions and unforeseen events.

1. Colorado CAD is divided into four major rural geographic regions by School District. Each year Colorado CAD will reappraise accounts in these areas, regardless of any ratio study findings. These areas are identified as follows:

- a. Columbus ISD: to include all properties located in Columbus ISD. This area is comprised of mostly rural acreage, residential, and some commercial properties. This market area does contain the City of Columbus, Alleyton, Rock Island and Glidden Submarket areas.
- b. Rice Consolidated ISD: to include all properties located within the boundaries of Rice Consolidated ISD. This area is comprised of mostly rural acreage, residential and some commercial properties. This market area does contain the City of Eagle Lake, Garwood, Lake Sheridan, and Sheridan Submarket areas.
- c. Weimar ISD: to include all properties located in Weimar ISD. This area comprised of mostly rural acreage, residential, and some commercial properties. This market area does contain the City of Weimar Submarket area.
- d. Hallettsville ISD: to include all properties located within Hallettsville ISD that is located in Colorado County Appraisal District.

2. In addition to the cycle stated above, ratio studies are performed annually to determine areas or categories of properties within the CAD that need to be reappraised within the current year based on sales ratios. Any area or category whose ratios are below statutory requirements shall be reappraised in the current year, regardless of the area in which they are located.

B. Business Personal Property

When defining a market area for business personal property, the boundary of the Appraisal District may be considered one market. When unique situations arise, widening the market area to the regional or state level can be justified. The market for business personal property is determined by the design and use of the property in question, thus the type of business for which the property can be utilized will determine the buyers and sellers of the property.

C. Industrial, Utility, and Mineral Property (real and personal property)

Market areas for utility and pipeline tend to be regional or national in scope. Financial analyst and investor services reports are used to help define market areas.

IV. Appraisal Model (Property Tax Code, § 25.18 (b)(4))

A. Residential Property

Residential Land

Residential land is appraised as though vacant using the market sales approach as the appraisal model for valuation. The value of the land component of the total property appraisal is 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 value of land located in the area or neighborhood. When necessary, the land appraisal is adjusted for specific factors and conditions that influence the value of the land. These factors include access, view, shape, size, topography, and the propensity to flood. When necessary, abstraction and allocation methods will be used to insure that estimated land values reflect the contributory market value of the land to the overall property value.

Single-Family Residences

Appraisals for single-family residences are derived by using the market sales approach as the model for valuation. The master residential valuation schedule is annually updated by collecting sales of residential properties for the prior 12 months. These confirmed sales are reviewed for validity and any sales that are considered non-market transactions are removed from the study. Examples of non-market transactions are foreclosure sales and transactions between friends and relatives.

All sales that have been evaluated and determined to be indicative of true market value transactions are then grouped according to the quality class that has been assigned to the residence. Once all sales are grouped, a sales ratio study is conducted for each quality group of sales. The sales ratio study is a simple and straightforward exercise in mathematics: the prior year appraisal for each individual property included in the study is divided by the sales price of that property. The result is a ratio expressed as a percentage. If the prior year appraisal is less than the sales price, then the result will be a percentage less than 100%. If the prior year appraisal is greater than the sale price, then the result will be a percentage greater than 100%. The purpose of the sales ratio study is to determine how accurately prior year appraisals reflect market values of the properties within the study. Once all of the ratios have been determined, an average and median ratio is calculated for each quality class. In addition, a weighted mean is calculated for each quality class as well as for the entire study. The weighted mean for a quality class is calculated by summing the appraisals for each property within each quality class, then summing the sales prices for the same properties and then dividing the first result by the second. The weighted mean for the entire study is calculated by summing the appraisals of all properties (regardless of class), then summing the sales price for all properties and then dividing the first result by the second.

The resulting statistics of average ratio, median ratio, and weighted mean ratios are then used to conclude the amount (on a percentage basis) that the master residential valuation schedule will be adjusted. The primary statistic that is used when arriving at this conclusion is the weighted mean for the entire study. If this weighted mean is less than 100%, then it

can be concluded that market values are increasing; therefore, it is necessary to adjust the master residential valuation schedule upward in order to satisfy the statutory obligation to appraise properties at 100% of market value. If the weighted mean is greater than 100%, then it can be concluded that market values are decreasing, and it will be necessary to adjust the master residential valuation schedule downward.

Once the master residential valuation schedule is updated within the appraisal software, appraisals of single-family residences are updated based on the updated residential schedule values. Further appraisal analysis is then performed by neighborhood. This analysis is performed to "fine-tune" the appraisals and to determine if properties within certain neighborhoods are selling at a premium or a discount when compared to the market as a whole. Neighborhood analysis is performed by conducting ratio studies within individual, predetermined neighborhoods. The results of the neighborhood ratio studies will aid in determining if the appraisals within the neighborhood need to be adjusted downward or upward. Whichever the conclusion, all appraisals within a neighborhood will receive a "mass adjustment" to increase or decrease the appraisal as deemed necessary from the results of the neighborhood ratio study.

Multi-Family Residential

For multi-family properties such as duplexes and apartment complexes, the sales comparison approach appraisal model is used to arrive at an estimate of market value. However, when adequate sales are not available to derive reliable appraisals, additional appraisal models will be implemented. Since these types of properties are primarily owned for the purpose of income generation, the net income that a property produces is an indication of its value. Therefore, the valuation methods within the income approach to value are often times used to determine the appraisal of the property. Lastly, if adequate sales or income information is unavailable, the cost approach to value will be implemented to indicate property value.

Rural, Commercial & Platted Residential Land

According to accepted appraisal theory, only the income and sales comparison model are acceptable in determining the market value of the land. The cost approach is not appropriate and, therefore, is never used. The sales comparison approach is the most widely used method in determining market value; thus, it is the method that will be implemented to derive appraisals of all types of land. In instances where the sales comparison and income approach can be implemented, both methods will be used, and the final assigned value will be determined by which value best describes the market value of the land, considering the particular characteristics of the subject property.

B. Business Personal Property (non-industrial)

Several methods may be used in appraising market value for business personal property. Generally, the cost approach is used due to the availability of information. Available cost schedules and depreciation schedules will be used when appropriate by District appraisal staff to aid in developing valuations. These schedules are normally in a cost per square foot format; however, some industry schedules are in an alternate per unit format. The replacement cost new less depreciation (R.C.N.L.D.) can be developed from property owners reporting of historical acquisition cost or from a schedule developed by appraisal staff. As

well, national valuation guides and actual sales information may be considered in the valuation process. The method used for this type of valuation is often determined by which method considers the most information for the property being appraised.

C. Industrial Property

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. Those appraisal models may also be used if sufficient income or market data are available.

D. Utility & Pipeline Property

For both types of property, the appraiser must first form an opinion of the 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 properties are appraised in a manner similar to pipeline, except that the RCNLD model is not used.

E. Industrial Personal Property

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.

F. Oil & Gas Property

Among the three approaches to value (cost, income, and market), the income approach to value is most commonly used in the oil and gas industry. Though use of the discounted cash flow technique in particular, the appraiser is able to bring together relevant characteristics of production volume and pattern, product prices, operating expenses, and discount rate to determine an estimate of appraised value of an oil or gas property.

Note: For properties described in D through G, see Capitol Appraisal's Mass Appraisal Report.

V. Review of Appraisal Results - Property Tax Code, §§ 25.18 (b)(5-7)

A. Residential Property

Statistical Analysis

Appraisal District staff will perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market. Sales ratio studies are conducted on each of the defined residential neighborhoods 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 reflects the general level of appraised value between comparable neighborhoods.

Through the sales ratio analysis process, appraisers will review neighborhoods 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. Based on the sales ratio statistics, the appraiser 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 acceptable.

Review by Inspecting Appraiser

In addition to the above-described process, appraisers will review when time permits, the results of any fieldwork that they had performed to determine if the resulting appraisal accurately describes the value of the property and make any necessary adjustments if deemed necessary.

In cases when multiple appraisal models are implemented, the appraiser considers the results that best address the individual characteristics of the subject property. Once the best result is determined, it is then entered as the appraisal for the given year.

B. Rural, Commercial & Platted Residential Land

The appraiser considers results that best address the individual characteristics of the subject property when multiple appraisal models are used. Also, statistical analysis is performed when changes are made to the rural land schedules, the primary analysis tool being the ratio study.

C. Business Personal Property (non-industrial)

Appraisal District staff will perform analysis annually to determine if the estimated market values are equitable in the District. The Appraisal District staff will annually review SIC codes to determine equitable valuation of business personal property with similar business groupings. District staff will perform an office review, and accounts that fail tolerance parameters (which could include accounts with current rendition filings), accounts with field or

data changes, accounts with hearings, new accounts, and cost schedule changes will be the subject of this review.

D. Industrial Property

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.

E. Utility & Pipeline Property

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.

F. Industrial Personal Property

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 among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

G. Oil & Gas Property

Use of the income approach is the first step in determining an estimate of market value. After that, the appraiser reviews the estimated market value compared to its previous certified value and also compares it to industry-expected payouts and income indicators. The appraiser examines the model's value with its previous year's actual income, expecting value to typically vary within a range of 2-5 times actual annual income, provided all appropriate income factors have been correctly identified. Finally, periodic reassignment of properties among appraisers and review of appraisals by a more experienced appraiser further expand the review process.

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 have been based is assumed correct. The inspections of property are performed by the staff and are conducted from the exterior as time allows. Interior inspections performed by the staff are conducted upon the request of the property owner and are necessary for clarification and accurate property descriptions.
- 3) Title and the legal description are assumed to be correct and marketable.
- 4) Validation of sales transactions has been attempted through field review and confirmations by the buyer and seller. In the absence of such confirmation, residential sales data validated by vendors was reliable.
- 5) Following is a list of Appraisal District staff and contracted appraisal firms that have provided significant mass appraisal assistance to the person signing this certification.

Colorado County Appraisal District Staff

Jane Armontrout, RPA - Interim Chief Appraiser

Molly Strunk Janak, RPA - Appraisal Supervisor – Field Checks/Rural Abstracts

Trey Lichtenstein - Appraiser – Rural Abstracts/Commercial

Laura Taylor, RTA - Appraiser – Rural Abstracts/Field Checks

Alex Woolery-Price - Appraiser – Rural Abstracts/Field Checks

Jaime Bujnoch - Appraiser – Rural Abstracts/Field Checks

Meredith Ray - Appraiser – Rural Abstracts/Field Checks

Olga Poncik - RTC - Business Operations/Collections

Marcella Pflughaupt - RTA – Business Operations/Collections

Samantha Milan – Collections

Ashley Koenig – Collections

Ronda Ritchie - Administration/Human Resources

CONTRACTED APPRAISAL FIRMS PROVIDING MASS APPRAISAL ASSISTANCE

Capitol Appraisal Group
9300 Research Blvd
Austin, Texas 78759-6510

Eagle Property Tax Appraisal & Consulting, Inc
Post Office Box 866
Jacksboro, Texas 76458-0866

(See Attachment A, Eagle Appraisal 2025 – 2026 Biennial Reappraisal Plan)

STAFF EDUCATION AND TRAINING

All personnel who are performing appraisal work are registered with the Texas Department of Licensing and Regulation 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 certificate, appraisers must comply with continuing education rules as set out in the Texas Administrative Code Rule 94.25. Failure to meet these standards may result in progressive disciplinary action as outlined in Colorado CAD's Personnel Policy Manual and by the Texas Department of Licensing and Regulation.

Resources

Information System

The Colorado County Appraisal District houses a secure server containing the appraisal records for the District. Multiple PCs in the appraisal office access this information. The District utilizes True Automation, Inc.'s PACS (Property Appraisal and Collection System) software application, which is accessed via True Automation through the Internet for software updates and modifications. The server is located at the Colorado County Appraisal District office. The software system and related property records are backed up weekly off-site.

Geographical Information System (GIS)

The District uses a geographic information system (GIS) to maintain cadastral maps and various layers of data, ownership and aerial photography.

Colorado CAD currently contracts with True Automation out of Plano, Texas to maintain and update all GIS data. The District sends electronic copies of deeds, surveys, or any other information that is relevant to the District's GIS system to BIS Consulting for their office to enter the material into our GIS data system. Thus, giving Colorado CAD an online interactive map with the county broke out into parcels.

The parcel outlines (shapefiles) contain all ownership information associated with each property. This includes descriptive attributes (Parcel ID, geo reference number, owner name, address, number of acres, and the legal description).

There are separate shapefiles for roads, water (rivers, creeks, drainage, etc.), topographical lines, school Districts, county border, parcel outlines, abstract lines, address points, and city limits to use to verify information.

References

Texas Property Tax Code

Appraisal Standards Board – Uniform Standards of Professional Appraisal Practice and Advisory Opinions (USPAP)

The International Association of Assessing Officers – Property Appraisal and Assessment Administration (Red Book)

The International Association of Assessing Officers – Property Assessment Valuation (Green Book)

NOTE: The Reappraisal Work Plan is subject to revision as Comptroller Rules and Legislation updates occur.

CALENDAR OF EVENTS – 2025

AUGUST 2024

SEE WORK 2025 WORK PLAN

Aug 1 – Aug 31

- Begin field work relating to reappraisal and inspection of identified properties and new improvements.
- Begin reappraisal of portions of rural land starting with Abstract 1.
- Begin personal property discovery.
- Begin commercial property discovery.
- Collect, verify and process income and expense information.
- Collect, verify and process sales information.
- Appraisal Review Board hearings if needed.
- EARS submission to PTAD – Electronic Appraisal Roll.
- EPTS submission to PTAD – Electronic Property Transaction.
- Board of Directors Meeting 2nd Tuesday of the month

AUG 1

- Last day for property owners to apply for September 1 Inventory appraisal for the next year (PTC, § 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 as practical) (PTC, § 26.04).
- Fourth Quarter Allocation Letter to Taxing units.

AUG 7

- Date taxing units (other than school Districts, small taxing units and water Districts) must publicize no-new revenue tax and voter approval rates, unencumbered fund balances, debt obligation schedule and other applicable items (or as soon as practical thereafter) (PTC, § 26.04).

AUG 14

- Last day for CAD board to pass resolution to change CAD finance method, subject to taxing unit's unanimous consent (PTC, § 6.061).
- Last day for CAD board to pass resolution to change number of directors, method for appointing, or both, and deliver the resolution to each taxing unit (PTC, § 6.031).

AUG 15

- Deadline for Texas Comptroller to certify final PVS findings to Education Commissioner and each school District (Comptroller Rule, Section 9.4313).

Aug 31

- If a tax bill is returned undelivered to a taxing unit by the United States Postal Service, a taxing unit must waive penalties and interest if the taxing unit does not send another tax bill at least 21 days before the delinquency date to the current mailing address furnished by the property owner and the property owner establishes that a current mailing address was furnished to the CAD for the tax bill before Sept. 1 of the year in which the tax is assessed (PTC, § 33.011).
- Last day taxing units may file resolutions with the CAD board to oppose proposed change in the CAD finance method (PTC, § 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 the number and selection of directors (PTC, § 6.031).
- Deadline for an eligible dealer of motor vehicle inventory to file form with Interim Chief Appraiser and collector to elect not to be treated as a motor vehicle inventory dealer for the next tax year (PTC, § 23.121).

SEPTEMBER 2024

SEE 2025 WORK PLAN

SEPT 1- SEPT 30

- Continue field work relating to reappraisal and inspection of properties.
- Continue reappraisal of rural land, Sheridan and Rock Island.
- Continue discovery of new improvements.
- Continue personal property discovery.
- Collect, verify and process income and expense information.
- Collect, verify and process sales information.
- Public presentations as needed.
- Certification presentations.
- Begin producing Annual report for previous year.
- Appraisal Review Board hearings if needed.
- Board of Directors Meeting 2nd Tuesday of the month

SEPT 1

- Date that taxable value of inventories may be determined at property owners written option. (PTC, § 23.12).
- Deadline for a county or city to either publish the property tax rate notice in a general circulation newspaper or mail it to each property owner and post the notice on its website (or 30th day after each applicable appraisal roll is received, whichever is later) (Local Gov't Code Section 140.010).

SEPT 14

- Last day for CAD board to adopt CAD budget for the next year, unless a District has changed its fiscal year (PTC, § 6.06).
- 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 (PTC, § 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 (PTC, § 6.031).

SEPT 15

- Last day to approve Biennial Reappraisal Plan.
- Last day to adopt resolution approving CAD Budget.

SEPT 29

- Last day for taxing units to adopt tax rate for the current year, or before the 60th day after the date the certified appraisal roll is received by a taxing unit, whichever is later. 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 of establishing rate (PTC, § 26.05).

SEPT 30

- Last day for taxing units' fourth quarterly payment for CAD budget for the current year (PTC, § 6.06).

OCTOBER 2024

SEE 2025 WORK PLAN

OCT 1 – OCT 31

- Continue field work relating to reappraisal and inspection of properties.
- Continue reappraisal of rural land, Sheridan and Rock Island.
- Continue discovery of new improvements.
- Continue personal property discovery.
- Collect, verify and process income and expense information.
- Collect, verify and process sales information.
- Public presentations as needed.
- Begin producing Annual report for previous year.
- Appraisal Review Board hearings if needed.
- Board of Directors Meeting 2nd Tuesday of the month
- Date (1st) tax assessor mails current year tax bills (or soon after) (PTC, § 31.01).

OCT 1

- Last day for taxing units to adopt current year tax rate, or no later than 60th day after the Interim Chief Appraiser certifies the appraisal role to a unit (PTC, § 26.05.).
- Last day for taxing units' fourth quarterly payment for CAD budget (PTC, § 6.06.).
- Date tax assessor mails current year tax bills (or soon after) (PTC, § 31.01.).

NOVEMBER 2024**SEE 2025 WORK PLAN****NOV 1- NOV 30**

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of rural land, Sheridan and Rock Island.
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Calculate allocation amounts
- Public presentations as needed
- Board of Directors Meeting 2nd Tuesday of the month
- Ag Advisory Board Meeting.

NOV 26

- First Quarter Allocation Letters to Taxing Units

DECEMBER 2024**SEE 2025 WORK PLAN****DEC 1- DEC 31**

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of rural land, Sheridan and Rock Island.
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Public presentation as needed
- Time when Interim Chief Appraiser may conduct a mail survey to verify homestead exemption eligibility (PTC, § 11.47.).
- Board of Directors Meeting 2nd Tuesday of the month

DEC 31

- Last day for taxing units' First quarterly payment for CAD budget (PTC, § 6.06.).

JANUARY 2025**SEE 2025 WORK PLAN****JAN 1- JAN 31**

- Continue field work relating to reappraisal and inspection of identified properties

- Continue reappraisal of rural land, Sheridan and Rock Island.
- Continue discovery of new improvements
- Continue personal property discovery
- Visit all mobile homes parks Countywide
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Conduct ratio studies on entire market
- Send PTAD sales submission to Comptroller
- Update Appraisal Manual
- Update cost schedules
- Mail Renditions
- Mail Agricultural use applications to new owners and to owners with questionable eligibility
- Mail Agricultural surveys
- Mail exemption applications
- Review Public Funds Investment Plan
- Review Strategic Action Plan
- Review Disaster Plan
- Update all computer security
- Public presentations as needed
- Board of Directors Meeting 2nd Tuesday of the month

JAN 1

- Date that current year taxable values and qualifications for certain exemptions are determined (except for inventories appraisal September 1) (PTC, §§ 11.42, 23.01, 23.12).
- Date that members of county appraisal District (CAD) boards of directors begin two-year terms; half of the members begin two-year terms if the CAD has staggered terms (PTC, §§ 6.03, 6.034).
- Date that half of appraisal review board (ARB) members begin two-year terms (PTC, § 6.41).
- USPAP Mass Appraisal Report

JAN 31

- Deadline for Texas Comptroller's current year preliminary Property Value Study (PVS) finding to the Texas Education Commissioner and each school District (Government Code PTC, § 403.302.).
- Last day for Interim Chief Appraiser to deliver applications for special appraisal and exemptions requiring annual applications (PTC, § 11.44, 23.43)
- Last day for appraisal District to give public notice of capitalizations used to appraise property with low and moderate-income housing exemption (PTC, § 11.1825).
- Send PTAD sales submission to Comptroller

FEB 1- FEB 28

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of portions of rural land.
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Conduct ratio studies on sub-markets.
- Publish legal requirements for filing rendition statements and the availability of forms (PTC, § 22.21)
- Schedule ARB training
- Public presentations as needed
- Publish legal requirements for filing annual exemption applications, homestead exemptions, and availability of forms (PTC, § 1143.)
- Board of Directors Meeting 2nd Tuesday of the month

FEB 1

- Normal deadline for 25.25 (d) (one-third) and 41.411 (failure to give notice) protests
- Last day for Interim Chief Appraiser to deliver applications for special appraisal and exemptions requiring annual applications (PTC, §§ 11.44, 23.43).
- Last day for motor vehicle, boat and outboards motors, heavy equipment and manufactured housing dealers to file dealer's inventory declarations (PTC, §§ 23.121, 23.124, 23.1241, 23.127).
- Deadline for an Interim Chief Appraiser to provide notice regarding the availability of agreement forms authorizing electronic communication, on or before this date (or as soon as possible) if delivering the form (PTC, § 1.085).

FEB 27

- Second Quarter Allocation Letters to Taxing Units

FEB 28 (29 if a Leap Year)

- Last day to request separate appraisal for interest in a cooperative housing corporation (PTC, § 23.19).

MARCH 2025**SEE 2025 WORK PLAN****MARCH 1- MARCH 31**

- Conclude field work relating to reappraisal and inspection of identified properties
- Conclude reappraisal of portions of rural land covering one-third of the County; staff permitting
- Conclude discovery of new improvements
- Continue personal property discovery
- Conclude commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Conduct ratio studies on sub-markets
- Determine neighborhood adjustments
- Conclude schedule changes
- Public presentations as needed
- Appraisal District Audit
- Board of Directors Meeting 2nd Tuesday of the month

MAR 10

- Deadline to file written appeal of PVS findings with Texas Comptroller (Government Code PTC, § 403.303.)

MAR 31

- Last day for taxing units; second quarterly payment for CAD budget (PTC, § 6.06).
- Last day for cities to report information regarding reinvestment zone and tax increment financing to Texas Comptroller (PTC, § 311.019).
- Last day for qualified community housing development organizations to file listing of property acquired or sold during past year with the Interim Chief Appraiser (PTC, § 11.182).

APRIL 2025**SEE 2025 WORK PLAN****APR 1- APR 30**

- Conclude personal property discovery.
- Collect, verify and process sales information.
- Collect, verify and process income and expense information.
- Publish legal requirements for filing protest (PTC, § 41.41.41.70).
- Budget Workshop.
- Board of Directors Meeting 2nd Tuesday of the month.
- Run ratio studies on all market areas

APR 1

- Last day (or as soon as possible) for the Interim Chief Appraiser to mail notices of appraised value for single-family residence homestead properties (PTC, § 25.19).
- Last day for property owners to file exemption application for vehicle used for personal and income-producing activities (PTC, § 11.253).
- Last day for the Interim Chief Appraiser to notify the taxing units of the form in which the appraisal roll will be provided to them (PTC, § 26.01).

APR 15

- Last day for property owners to file renditions and property information reports unless they request a filing extension in writing (PTC, § 22.23).

APR 30

- Last day for property owners to file these applications or report with the CAD:
- Some exemptions applications (PTC, § 11.43);
- Notice Interim Chief Appraiser that property is no longer entitled to an exemption not requiring annual application (PTC, § 11.43);
- Applications for special appraisal or notice to Interim 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 (PTC, § 23.43, 23.54, 23.75, 23.84, 23.94, 23.9804);
- Railroad rolling stocking reports (PTC, § 24.32);
- Requests for separate listings of separately owned land and improvements (PTC, § 25.08);
- Requests for proportionate taxing of a planned unit development property (PTC, § 25.09);
- Request for separate listings of separately-owned standing timber and land (PTC, § 25.10);
- Requests for separate listings of undivided interest (PTC, § 25.11); and
- Requests for joint taxation of separately owned mineral interest (PTC, § 25.12).
- Last day for the Interim 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. Interim 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 the 30th day after notice of appraised value is delivered, whoever is later) in connection with properties that are single-family homesteads; however, a property owner may file a protest before June 1 if the ARB has not approved the appraisal records (PTC, § 41.44).

MAY 1- MAY 31

- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Continue informal hearing with property owners and agents
- Appraisal Review Board hearings as needed
- Update preliminary values on website
- Budget preparation
- Board of Directors Meeting 2nd Tuesday of the month

MAY 1

- Last day (or as soon as possible) for the Interim Chief Appraiser to mail notices of appraised value for properties other than single-family residence homesteads (PTC, § 25.19).

MAY 1- MAY 14

- Period to file resolutions with Interim Chief Appraiser to change CAD finance method (PTC, § 6.061).

MAY 1- MAY 15

- Period when Interim Chief Appraiser must publish notice about taxpayer protest procedures in a local newspaper with general circulation (PTC, § 41.41, 41.70).

MAY 15

- Last day for property owners to file renditions and property information reports if they requested in writing an extension. For good cause, Interim Chief Appraiser may extend this deadline another 15 days (PTC, § 22.23).
- Last day (or as soon as possible) for Interim Chief Appraiser to mail notices of appraised value, denial of exemptions, denial of special appraisal and notices of overlapping appraisal Districts (PTC, § 6.025, 11.45, 23.57, 23.79, 23.85, 23.95, 23.9805, 25.19)
- Date (or as soon as practicable) for Interim Chief Appraiser to prepare appraisal records and submit to ARB (PTC, § 25.01, 25.22).
- Appraisal Review Board Meeting
- 1st Quarter clerical changes

MAY 16

- Last day for Interim Chief Appraiser to determine whether a sufficient number of eligible taxing units filed resolutions to change CAD's finance method (PTC, § 6.061).

MAY 18

- Last day for Interim Chief Appraiser to determine whether a sufficient number of eligible taxing units file resolutions to change CAD's finance method (PTC, § 6.061.).

MAY 24

- Last day for Interim Chief Appraiser to notify taxing units of change in the CAD's Finance method (PTC, § 6.061.).

MAY 29

- Third quarter Allocation Letters to Taxing Units

MAY 31

- Last day for property owners to file protest with ARB (or by the 30th day after notice of appraised value is delivered, whichever is later) (PTC, § 41.44).
- Last day for taxing units to file challenges with ARB (or within 15 days after ARB receives appraisal records, whichever is later) (PTC, § 41.04.).
- Last day for religious organizations to amend charters and file new applications for PTC, § 11.20 exemption (or within 60 days of exemption denial, whichever is later) (PTC, § 41.44).
- Last day for property owner to file a protest with ARB in connection with properties that are single-family residence homesteads if the ARB has not approved the appraisal records; otherwise, the deadline to file a protest for single-family residence homesteads is before May 1 or by the 30th day after notice of appraised value is delivered, whichever is later (PTC, § 41.44).

JUNE 2025

SEE 2025 WORK PLAN

JUNE 1- JUNE 30

- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Continue informal hearing with property owners and agents
- Appraisal Review Board hearings as needed
- Budget presentations to Taxing Units
- Board of Directors Meeting 2nd Tuesday of the month

JUNE 14

- Last day for Interim Chief Appraiser to submit recommended budget to CAD board and taxing units (unless taxing units have changed CAD's fiscal year) (PTC, § 6.06).

JUNE 15

- Beginning date that CAD board may pass resolution to change CAD finance method, subject to taxing units' unanimous approval. Period ends before August 15, (PTC, § 6.061).
- Select depository (two years) odd number years only

JUNE 30

- Last day for taxing units' third quarterly payment for CAD budget (PTC, § 06.06).
- Last day for a taxing unit to levy current year property taxes (PTC, § 26.12).
- Last day for taxing units to adopt local option percentages homestead exemptions (PTC, § 11.13)
- Last day for private schools to amend charters and file new applications for PTC, § 11.21 exemption (or within 60 days of exemptions denial, whichever is later) (PTC, § 11.422).
- Last day for CADs to report information of reinvestment zones and tax abatement agreements to the Texas Comptroller (PTC, § 312.005).

JULY 2025

SEE 2025 WORK PLAN

JULY 1 – JULY 31

- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Continue informal hearing with property owners and agents
- Appraisal Review Board hearings as needed
- Board of Directors Meeting 2nd Tuesday of the month

JULY 1

- Last day for review to protest of appraisals of railroad rolling stock values (or as soon as practicable); once the appraised value is approved, the Interim Chief Appraiser certifies to the comptroller to allocate market value (Sec 24.35, 24.36).

JULY 20

- Date ARB must approve appraisal record but may not do so if more than 5 percent of total appraised value remains under protest (PTC, § 41.12).

JULY 25

- Last day for the Interim Chief Appraiser to certify appraisal roll to each taxing unit (PTC, § 26.01).
- Last day for Texas Comptroller to certify appointment of railroad rolling stock value to counties, with supplemental records after that date (PTC, § 24.38).

JULY 31

- Last day for property owners to apply for September 1 inventory appraisal for next year (PTC, § 23.12.)

COLORADO CAD 2025 WORK PLAN OUTLINE

I. FIELD CHECKS

Source: Taxpayer's requests, mechanic's lien, affidavit of completions, new mobile homes titled in Colorado County per TDHCA, and any other cause that would trigger a property to be reappraised.

Estimated count usually runs from 250 to 800 parcels.

Time frame: August 1, 2024 to March 31, 2025

II. Personal Property

- 1) Discovery – Comptroller's Sales Tax ID List, DBA's, advertisements, newspaper articles and ads, Just Texas Commercial Vehicle listing.

Time frame: August 1, 2024 to April 15, 2025

- 2) Rendition Process (mailing and working)

Time frame: January 1, 2025 to April 15, 2025

III. Rural Abstracts

- 1) Onsite inspection, Pictometry and reappraisal of all property located in the following rural abstracts:

Sheridan, Rock Island, One-third of rural land beginning with 20001.

Time frame: August 1, 2024 to March 31, 2025

CALENDAR OF EVENTS – 2026

AUGUST 2025

SEE WORK 2026 WORK PLAN

AUG 1 – AUG 31

- Begin field work relating to reappraisal and inspection of identified properties.
- Begin reappraisal of portions of rural land covering one-third of rural abstracts.
- Begin personal property discovery.
- Begin commercial property discovery.
- Collect, verify and process income and expense information.
- Collect, verify and process sales information.
- Appraisal Review Board hearings if needed.
- EARS submission to PTAD – Electronic Appraisal Roll.
- EPTS submission to PTAD – Electronic Property Transaction.
- Board of Directors Meeting 2nd Tuesday of the month

AUG 1

- Last day for property owners to apply for September 1 Inventory appraisal for the next year (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 as practical) (PTC, § 26.04).
- Fourth Quarter Allocation Letter to Taxing units.

AUG 7

- Date taxing units (other than school Districts, small taxing units and water Districts) must publicize no-new revenue tax and voter approval rates, unencumbered fund balances, debt obligation schedule and other applicable items (or as soon as practical thereafter) (Sec 26.04).

AUG 14

- Last day for CAD board to pass resolution to change CAD finance method, subject to taxing unit's unanimous consent (PTC, § 6.061).
- Last day for CAD board to pass resolution to change number of directors, method for appointing, or both, and deliver the resolution to each taxing unit (PTC, § 6.031).

AUG 15

- Deadline for Texas Comptroller to certify final PVS findings to Education Commissioner and each school District (Comptroller Rule PTC, § 9.4313).

AUG 31

- If a tax bill is returned undelivered to a taxing unit by the United States Postal Service, a taxing unit must waive penalties and interest if the taxing unit does not send another tax bill at least 21 days before the delinquency date to the current mailing address furnished by the property owner and the property owner establishes that a current mailing address was furnished to the CAD for the tax bill before Sept. 1 of the year in which the tax is assessed (PTC, § 33.011).
- Last day taxing units may file resolutions with the CAD board to oppose proposed change in the CAD finance method (PTC, § 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 the number and selection of directors (PTC, § 6.031).
- Deadline for an eligible dealer of motor vehicle inventory to file form with Interim Chief Appraiser and collector to elect not to be treated as a motor vehicle inventory dealer for the next tax year (PTC, § 23.121).

SEPTEMBER 2025

SEE 2026 WORK PLAN

SEPT 1- SEPT 30

- Continue field work relating to reappraisal and inspection of properties.
- Continue reappraisal of portions of rural land.
- Continue discovery of new improvements.
- Continue personal property discovery.
- Collect, verify and process income and expense information.
- Collect, verify and process sales information.
- Public presentations as needed.
- Certification presentations.
- Begin producing Annual report for previous year.
- Appraisal Review Board hearings if needed.
- Board of Directors Meeting 2nd Tuesday of the month

SEPT 1

- Date that taxable value of inventories may be determined at property owners written option. (PTC, § 23.12).
- Deadline for a county or city to either publish the property tax rate notice in a general circulation newspaper or mail it to each property owner and post the notice on its website (or 30th day after each applicable appraisal roll is received, whichever is later) (Local Gov't Code, § 140.010).

SEPT 14

- Last day for CAD board to adopt CAD budget for the next year, unless a District has

changed its fiscal year (PTC, § 6.06).

- 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 (PTC, § 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 (PTC, § 6.031).

SEPT 15

- Last day to approve Biennial Reappraisal Plan.
- Last day to adopt resolution approving CAD Budget.

SEPT 29

- Last day for taxing units to adopt tax rate for the current year, or before the 60th day after the date the certified appraisal roll is received by a taxing unit, whichever is later. 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 of establishing rate (PTC, § 26.05).

SEPT 30

- Last day for taxing units' fourth quarterly payment for CAD budget for the current year (PTC, § 6.06).

OCTOBER 2025

SEE 2026 WORK PLAN

OCT 1 – OCT 31

- Continue field work relating to reappraisal and inspection of properties.
- Continue reappraisal of portions of rural land.
- Continue discovery of new improvements.
- Continue personal property discovery.
- Collect, verify, and process income and expense information.
- Collect, verify, and process sales information.
- Public presentations as needed.
- Begin producing Annual report for previous year.
- Appraisal Review Board hearings on Tuesdays and Thursdays if needed.
- Board of Directors Meeting 2nd Tuesday of the month
- Date (1st) tax assessor mails current year tax bills (or soon after) (PTC, § 31.01).

OCT 1

- Last day for taxing units to adopt current year tax rate, or no later than 60th day after the Interim Chief Appraiser certifies the appraisal role to a unit (PTC, § 26.05.).
- Last day for taxing units' fourth quarterly payment for CAD budget (PTC, § 6.06.).

- Date tax assessor mails current year tax bills (or soon after) (PTC, § 31.01.).

NOVEMBER 2025

SEE 2026 WORK PLAN

NOV 1- NOV 30

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of portions of rural land.
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Calculate allocation amounts
- Public presentations as needed
- Board of Directors Meeting 2nd Tuesday of the month
- Ag Advisory Board Meeting.

NOV 26

- First Quarter Allocation Letters to Taxing Units

DECEMBER 2025

SEE 2026 WORK PLAN

DEC 1- DEC 31

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of portions of rural land.
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Public presentation as needed
- Time when Interim Chief Appraiser may conduct a mail survey to verify homestead exemption eligibility (PTC, § 11.47.).
- Complete Employee Evaluations
- Accept Audit Contract (2 year) even # years only
- Board of Directors Meeting 2nd Tuesday of the month

DEC 31

- Last day for taxing units' First quarterly payment for CAD budget (PTC, § 6.06.).

JAN 1- JAN 31

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of portions of rural land
- Inspect and visit all mobile home parks.
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Conduct ratio studies on entire market
- Send PTAD sales submission to Comptroller
- Update Appraisal Manual
- Update cost schedules
- Mail Renditions
- Mail Agricultural use applications to new owners and to owners with questionable eligibility
- Mail Agricultural surveys
- Mail exemption applications
- Review Public Funds Investment Plan
- Review Strategic Action Plan
- Review Disaster Plan
- Update all computer security
- Public presentations as needed
- Board of Directors Meeting 2nd Tuesday of the month

JAN 1

- Date that current year taxable values and qualifications for certain exemptions are determined (except for inventories appraisal September 1) (PTC, § 11.42, 23.01, 23.12).
- Date that members of county appraisal District (CAD) boards of directors begin two-year terms; half of the members begin two-year terms if the CAD has staggered terms (PTC, § 6.03, 6.034).
- Date that half of appraisal review board (ARB) members begin two-year terms (PTC, § 6.41).
- USPAP Mass Appraisal Report

JAN 2

- Date rendition period begins; continues through April 15 for those property owners not requesting a file extension (PTC, § 22.23).
- All required publications in paper

JAN 31

- Deadline for Texas Comptroller's current year preliminary Property Value Study (PVS) finding to the Texas Education Commissioner and each school District (Government Code PTC, § 403.302.).
- Last day for Interim Chief Appraiser to deliver applications for special appraisal and exemptions requiring annual applications (PTC, § 11.44, 23.43)
- Last day for appraisal District to give public notice of capitalizations used to appraise property with low and moderate-income housing exemption (PTC, § 11.1825).
- Send PTAD sales submission to Comptroller

FEBRUARY 2026

SEE 2026 WORK PLAN

FEB 1- FEB 28

- Continue field work relating to reappraisal and inspection of identified properties
- Continue reappraisal of portions of rural land
- Continue discovery of new improvements
- Continue personal property discovery
- Continue commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Conduct ratio studies on sub-markets
- Publish legal requirements for filing rendition statements and the availability of forms (PTC, § 22.21)
- Schedule ARB training
- Public presentations as needed
- Publish legal requirements for filing annual exemption applications, homestead exemptions, and availability of forms (PTC, § 11.43.)
- Board of Directors Meeting 2nd Tuesday of the month

FEB 1

- Normal deadline for 25.25d (one third) and 41.411 (failure to give notice) protests
- Last day for Interim Chief Appraiser to deliver applications for special appraisal and exemptions requiring annual applications (PTC, § 11.44, 23.43).
- Last day for motor vehicle, boat and outboards motors, heavy equipment and manufactured housing dealers to file dealer's inventory declarations (PTC, § 23.121, 23.124, 23.1241, 23.127).
- Deadline for a Interim Chief Appraiser to provide notice regarding the availability of agreement forms authorizing electronic communication, on or before this date (or as soon as possible) if delivering the form (PTC, § 1.085).

-

FEB 27

- Second Quarter Allocation Letters to Taxing Units

FEB 28 (29 if a Leap Year)

- Last day to request separate appraisal for interest in a cooperative housing corporation (PTC, § 23.19).

MARCH 2026

SEE 2026 WORK PLAN

MARCH 1- MARCH 31

- Conclude field work relating to reappraisal and inspection of identified properties
- Conclude reappraisal of portions of rural land
- Conclude discovery of new improvements
- Continue personal property discovery
- Conclude commercial property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Conduct ratio studies on sub-markets
- Determine neighborhood adjustments
- Conclude schedule changes
- Public presentations as needed
- Appraisal District Audit
- Board of Directors Meeting 2nd Tuesday of the month

MAR 10

- Deadline to file written appeal of PVS findings with Texas Comptroller (Government Code PTC, § 403.303.)

MAR 31

- Last day for taxing units; second quarterly payment for CAD budget (PTC, § 6.06).
- Last day for cities to report information regarding reinvestment zone and tax increment financing to Texas Comptroller (PTC, § 311.019).
- Last day for qualified community housing development organizations to file listing of property acquired or sold during past year with the Interim Chief Appraiser (PTC, § 11.182).

APR 1- APR 30

- Conclude personal property discovery
- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Bids for Bank Depository every two years
- Publish legal requirements for filing protest (PTC, § 41.41.41.70).
- Budget Workshop
- Board of Directors Meeting 2nd Tuesday of the month
- Run ratio studies on all market areas

APR 1

- Last day (or as soon as possible) for the Interim Chief Appraiser to mail notices of appraised value for single-family residence homestead properties (PTC, § 25.19).
- Last day for property owners to file exemption application for vehicle used for personal and income-producing activities (PTC, § 11.253).
- Last day for the Interim Chief Appraiser to notify the taxing units of the form in which the appraisal roll will be provided to them (PTC, § 26.01).

APR 15

- Last day for property owners to file renditions and property information reports unless they request a filing extension in writing (PTC, § 22.23).

APR 30

- Last day for property owners to file these applications or report with the CAD:
- Some exemptions applications (PTC, § 11.43);
- Notice Interim Chief Appraiser that property is no longer entitled to an exemption not requiring annual application (PTC, § 11.43);
- Applications for special appraisal or notice to Interim 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 (PTC, § 23.43, 23.54, 23.75, 23.84, 23.94, 23.9804);
- Railroad rolling stocking reports (PTC, § 24.32);
- Requests for separate listings of separately owned land and improvements (PTC, § 25.08);
- Requests for proportionate taxing of a planned unit development property (PTC, § 25.09);
- Request for separate listings of separately-owned standing timber and land (PTC, § 25.10);
- Requests for separate listings of undivided interest (PTC, § 25.11); and
- Requests for joint taxation of separately owned mineral interest (PTC, § 25.12).

- Last day for the Interim 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. Interim 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 the 30th day after notice of appraised value is delivered, whoever is later) in connection with properties that are single-family homesteads; however, a property owner may file a protest before June 1 if the ARB has not approved the appraisal records (PTC, § 41.44).

MAY 2026

SEE 2026 WORK PLAN

MAY 1- MAY 31

- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Continue informal hearing with property owners and agents
- Appraisal Review Board hearings as needed
- Update preliminary values on website
- Budget preparation
- Board of Directors Meeting 2nd Tuesday of the month

MAY 1

- Last day (or as soon as possible) for the Interim Chief Appraiser to mail notices of appraised value for properties other than single-family residence homesteads (PTC, § 25.19).

MAY 1- MAY 14

- Period to file resolutions with Interim Chief Appraiser to change CAD finance method (PTC, § 6.061).

MAY 1- MAY 15

- Period when Interim Chief Appraiser must publish notice about taxpayer protest procedures in a local newspaper with general circulation (PTC, § 41.41, 41.70).

MAY 15

- Last day for property owners to file renditions and property information reports if they requested in writing an extension. For good cause, Interim Chief Appraiser may extend this deadline another 15 days (PTC, § 22.23).
- Last day (or as soon as possible) for Interim Chief Appraiser to mail notices of appraised value, denial of exemptions, denial of special appraisal and notices of overlapping appraisal Districts (PTC, § 6.025, 11.45, 23.57, 23.79, 23.85, 23.95, 23.9805, 25.19)

- Date (or as soon as practicable) for Interim Chief Appraiser to prepare appraisal records and submit to ARB (PTC, § 25.01, 25.22).

MAY 16

- Last day for Interim Chief Appraiser to determine whether a sufficient number of eligible taxing units filed resolutions to change CAD's finance method (PTC, § 6.061).

MAY 18

- Last day for Interim Chief Appraiser to determine whether a sufficient number of eligible taxing units file resolutions to change CAD's finance method (PTC, § 6.061.).

MAY 24

- Last day for Interim Chief Appraiser to notify taxing units of change in the CAD's Finance method (PTC, § 6.061.).

MAY 29

- Third quarter Allocation Letters to Taxing Units

MAY 31

- Last day for property owners to file protest with ARB (or by the 30th day after notice of appraised value is delivered, whichever is later) (PTC, § 41.44).
- Last day for taxing units to file challenges with ARB (or within 15 days after ARB receives appraisal records, whichever is later) (PTC, § 41.04.).
- Last day for religious organizations to amend charters and file new applications for PTC, § 11.20 exemption (or within 60 days of exemption denial, whichever is later) (PTC, § 41.44).
- Last day for property owner to file a protest with ARB in connection with properties that are single-family residence homesteads if the ARB has not approved the appraisal records; otherwise, the deadline to file a protest for single-family residence homesteads is before May 1 or by the 30th day after notice of appraised value is delivered, whichever is later (PTC, § 41.44).

JUNE 2026

SEE 2026 WORK PLAN

JUNE 1- JUNE 30

- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Continue informal hearing with property owners and agents
- Appraisal Review Board hearings as needed
- Budget presentations to Taxing Units
- Board of Directors Meetings 2nd Tuesday of the month

JUNE 14

- Last day for Interim Chief Appraiser to submit recommended budget to CAD board and taxing units (unless taxing units have changed CAD's fiscal year) (PTC, § 6.06).

JUNE 15

- Beginning date that CAD board may pass resolution to change CAD finance method, subject to taxing units' unanimous approval. Period ends before August 15, (PTC, § 6.061).
- Select depository (two years) odd number years only

JUNE 30

- Last day for taxing units' third quarterly payment for CAD budget (PTC, § 06.06).
- Last day for a taxing unit to levy current year property taxes (PTC, § 26.12).
- Last day for taxing units to adopt local option percentages homestead exemptions (PTC, § 11.13)
- Last day for private schools to amend charters and file new applications for PTC, § 11.21 exemption (or within 60 days of exemption denial, whichever is later) (PTC, § 11.422).
- Last day for CADs to report information of reinvestment zones and tax abatement agreements to the Texas Comptroller (PTC, § 312.005).

JULY 2026

SEE 2026 WORK PLAN

JULY 1 – JULY 31

- Collect, verify and process sales information
- Collect, verify and process income and expense information
- Continue informal hearing with property owners and agents
- Appraisal Review Board hearings as needed
- Board of Directors Meeting 2nd Tuesday of the month

JULY 1

- Last day for review to protest of appraisals of railroad rolling stock values (or as soon as practicable); once the appraised value is approved, the Interim Chief Appraiser certifies to the comptroller to allocate market value (PTC, §§ 24.35, 24.36).

JULY 20

Date ARB must approve appraisal record but may not do so if more than 5 percent of total appraised value remains under protest (PTC, § 41.12)

JULY 25

- Last day for the Interim Chief Appraiser to certify appraisal roll to each taxing unit (PTC, § 26.01).
- Last day for Texas Comptroller to certify appointment of railroad rolling stock value to counties, with supplemental records after that date (PTC, § 24.38).

JULY 31

- Last day for property owners to apply for September 1 inventory appraisal for next year (PTC, § 23.12.)

COLORADO CAD 2026 WORK PLAN OUTLINE

I. FIELD CHECKS

Source: Taxpayer's requests, mechanic's lien, affidavit of completions, new mobile homes titled in Colorado County per TDHCA, and any other cause that would trigger a property to be reappraised.

Estimated count usually runs from 250 to 800 parcels.

Time frame: August 1, 2025 to March 31, 2026

II. Personal Property

- 1) Discovery – Comptroller's Sales Tax ID List, DBA's, advertisements, newspaper articles and ads, Just Texas Commercial Vehicle listing.

Time frame: August 1, 2025 to April 15, 2026

- 2) Rendition Process (mailing and working)

Time frame: January 1, 2026 to April 15, 2026

III. Rural Abstracts

- 1) Onsite inspection, Pictometry, photographs, inspection and reappraisal of all property located in the following rural abstracts:

The field appraisers will cover enough parcels to account for one-third of the rural accounts in the County

Time Frame: August 1, 2025 to March 31, 2026

2025-2026 WORK TIMELINE

2025 Reappraisal

Field Checks	August 1, 2024 to March 31, 2025
Personal Property	January 1, 2025 to April 15, 2025
Rural Abstracts	August 1, 2024 to March 31, 2025

2026 Reappraisal

Field Checks	August 1, 2025 to March 31, 2026
Personal Property	January 1, 2026 to April 15, 2026
Rural Abstracts	August 1, 2025 to March 31, 2026

COLORADO CAD PROPERTIES BY STATE CODE

State Code	Parcels (2024 Certified)
A	6574
B	86
C1	2447
D1	9311
D2	1108
E	8128
F1	914
F2	152
G1	2890
G3	554
J2	5
J3	50
J4	35
J5	33
J6	216
J7	6
L1	1239
L2	299
M1	964
O	21
S	9
X	1483
TOTAL PARCELS	31169

USPAP STANDARD 6-3 CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- I have performed no (or the specified) services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 (or have not) made a personal inspection of the properties that are the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- No one provided significant mass appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated).

Appraiser: [Signature]

Date: 9-3-2024

Appraiser: [Signature]

Date: 9-3-2024

Appraiser: Anthony Rice

Date: 9-3-2024

Appraiser: Melvin J. Imak

Date: 9-3-2024

Appraiser: [Signature]

Date: 09/03/2024

Appraiser: [Signature]

Date: 9/4/2024

Appraiser: Jane Umankourt

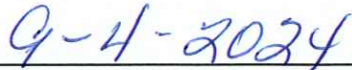
Date: 9/4/2024

Certification Statement

"I, **Jane Armontrout, RPA**, Interim Chief Appraiser of the Colorado County Appraisal District, do solemnly swear or affirm that I have made, or caused to be made, a diligent inquiry to ascertain all property in the District subject to appraisal and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by the law".



Jane Armontrout, RPA
Interim Chief Appraiser



Date

2025 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
1	107			TREY
2	43			TREY
3	98			TREY
4		780		ALEX
5	137			TREY
6		213		ALEX
7		30		ALEX
8	7			LAURA
9		76		ALEX
10	0	0	0	
11			150	JAMIE
12	437			JANE
13	64			JANE
14	204			JANE
15	2			JANE
16		106		ALEX
17		103		ALEX
18	321			TREY
19	34			LAURA
20	161			LAURA
21			25	JAMIE
22			102	JAMIE
23	24			LAURA
24	5			LAURA
25			320	JAMIE
26	142			LAURA
27	0	0	0	
28	184			TREY
29	147			LAURA
30			243	JAMIE
31	162			TREY
32	184			LAURA
33			44	JAMIE
34	35			LAURA
35			56	JAMIE
36		113		ALEX
37		105		ALEX
38	2			TREY
39			55	JAMIE
40			83	JAMIE
41	207			LAURA
42		139		MOLLY
43		151		MOLLY
44	108			TREY
45	8			LAURA
46	187			LAURA
47	12			LAURA
48			180	JAMIE
TOTALS	3022	1816	1258	

TREY-1162 (CS)
LAURA-1153 (CS)
JANE-707 (CS)
ALEX-1526 (WS)
MOLLY-290 (WS)
JAMIE-1258 (RS)
JANE-683 SHERIDAN (RS)
JANE-362 ROCK ISLAND (CS)
TOTAL PARCELS - 7141

* STAFF AND TIME PERMITTING

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
50	21			TREY-CS
51			49	JAMIE - RS
52		77		ALEX -WS
53	53			TREY-CS
54	7			TREY-CS
55			12	JAMIE - RS
57	6			TREY-CS
58	14			TREY-CS
59		4		ALEX -WS
60			6	JAMIE - RS
61	11			TREY-CS
62			17	JAMIE - RS
64		3		ALEX -WS
66			4	JAMIE - RS
67	5			TREY-CS
68		91		ALEX -WS
69	15			TREY-CS
70	3			TREY-CS
71	1			TREY-CS
72			2	JAMIE - RS
73			1	JAMIE - RS
74	9			TREY-CS
75	7			TREY-CS
77	79			TREY-CS
78	47			TREY-CS
79		13		ALEX -WS
80	35			TREY-CS
81	8			TREY-CS
82	51			TREY-CS
84			70	JAMIE - RS
85			21	JAMIE - RS
86		53		ALEX -WS
87		12		ALEX -WS
90	5			TREY-CS
91	37			TREY-CS
92		3		ALEX -WS
93		13		ALEX -WS
94		1		ALEX -WS
95			6	JAMIE - RS
96		4		ALEX -WS
97	11			TREY-CS
98	8			TREY-CS
100	2			TREY-CS
101	5			TREY-CS
102	4			TREY-CS

TREY (CS)	2114
LAURA (CS)	2114
ALEX (WS)	1477
JAMIE (RS)	2954
TOTAL PARCELS	8659

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
103		17		ALEX -WS
105	50			TREY-CS
107			5	JAMIE - RS
108		53		ALEX -WS
109			6	JAMIE - RS
110			5	JAMIE - RS
112			5	JAMIE - RS
113	20			TREY-CS
114	6			TREY-CS
115			64	JAMIE - RS
116	6			TREY-CS
117	14			TREY-CS
118	31			TREY-CS
119	3			TREY-CS
120	10			TREY-CS
121			1	JAMIE - RS
123	7			TREY-CS
124	6			TREY-CS
125			23	JAMIE - RS
129	1			TREY-CS
130			17	JAMIE - RS
132	3			TREY-CS
133	5			TREY-CS
134			7	JAMIE - RS
135	68			TREY-CS
136		20		ALEX -WS
137		18		ALEX -WS
138			137	JAMIE - RS
140		2		ALEX -WS
141	30			TREY-CS
143			3	JAMIE - RS
144		3		ALEX -WS
145			1	JAMIE - RS
146			2	JAMIE - RS
147	59			TREY-CS
148	7			TREY-CS
149		52		ALEX -WS
150	10			TREY-CS
151	2			TREY-CS
152			3	JAMIE - RS
153			5	JAMIE - RS
154			5	JAMIE - RS
155		8		ALEX -WS
156	46			TREY-CS
157	10			TREY-CS
159	7			TREY-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
160	1			TREY-CS
162	1			TREY-CS
163		152		ALEX -WS
165	116			TREY-CS
166	16			TREY-CS
167	44			TREY-CS
168	16			TREY-CS
169	66			TREY-CS
170	23			TREY-CS
171	12			TREY-CS
172	3			TREY-CS
173			1	JAMIE - RS
174			1	JAMIE - RS
175	7			TREY-CS
177	23			TREY-CS
178	1			TREY-CS
179	6			TREY-CS
180			2	JAMIE - RS
181	10			TREY-CS
182	3			TREY-CS
183	5			TREY-CS
184			1	JAMIE - RS
185	40			TREY-CS
187	6			TREY-CS
189			189	JAMIE - RS
190	181			TREY-CS
191	17			TREY-CS
192			5	JAMIE - RS
193			7	JAMIE - RS
194	7			TREY-CS
195			1	JAMIE - RS
196			3	JAMIE - RS
197		16		ALEX -WS
198	11			TREY-CS
199	2			TREY-CS
200			1	JAMIE - RS
201			3	JAMIE - RS
202	35			TREY-CS
204	1			TREY-CS
206	3			TREY-CS
207	18			TREY-CS
208	13			TREY-CS
210			2	JAMIE - RS
211			8	JAMIE - RS
212			12	JAMIE - RS
213			2	JAMIE - RS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
214	10			TREY-CS
215			39	JAMIE - RS
216			33	JAMIE - RS
219		10		ALEX -WS
220		6		ALEX -WS
221	14			TREY-CS
222	22			TREY-CS
223	97			TREY-CS
224	10			TREY-CS
225			149	JAMIE - RS
226	2			TREY-CS
228	1			TREY-CS
229	8			TREY-CS
231	9			TREY-CS
232	2			TREY-CS
233			51	JAMIE - RS
235			8	JAMIE - RS
238			3	JAMIE - RS
239			6	JAMIE - RS
240			7	JAMIE - RS
241			10	JAMIE - RS
242			7	JAMIE - RS
243			1	JAMIE - RS
244			2	JAMIE - RS
245			7	JAMIE - RS
246			7	JAMIE - RS
247			9	JAMIE - RS
248			2	JAMIE - RS
250			5	JAMIE - RS
251			6	JAMIE - RS
252			5	JAMIE - RS
253			3	JAMIE - RS
255			10	JAMIE - RS
256			1	JAMIE - RS
257	46			TREY-CS
258	21			TREY-CS
259	16			TREY-CS
260	27			TREY-CS
261	51			TREY-CS
262		26		ALEX -WS
263	8			TREY-CS
264		9		ALEX -WS
266			1	JAMIE - RS
267			5	JAMIE - RS
268			2	JAMIE - RS
269	5			TREY-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
270			3	JAMIE - RS
273			2	JAMIE - RS
277			5	JAMIE - RS
278			3	JAMIE - RS
280			37	JAMIE - RS
281			3	JAMIE - RS
282	18			TREY-CS
283	8			TREY-CS
285	33			TREY-CS
287			11	JAMIE - RS
288			4	JAMIE - RS
289			6	JAMIE - RS
292			16	JAMIE - RS
293			3	JAMIE - RS
294			2	JAMIE - RS
295			9	JAMIE - RS
297			14	JAMIE - RS
299			1	JAMIE - RS
300			14	JAMIE - RS
301			16	JAMIE - RS
302			67	JAMIE - RS
303			24	JAMIE - RS
304			4	JAMIE - RS
305			2	JAMIE - RS
306			12	JAMIE - RS
307			3	JAMIE - RS
308			26	JAMIE - RS
309			27	JAMIE - RS
310			8	JAMIE - RS
312			4	JAMIE - RS
313			4	JAMIE - RS
314			2	JAMIE - RS
316			6	JAMIE - RS
317			3	JAMIE - RS
318			12	JAMIE - RS
319			4	JAMIE - RS
320			1	JAMIE - RS
321			12	JAMIE - RS
322			2	JAMIE - RS
323			7	JAMIE - RS
324			4	JAMIE - RS
325			6	JAMIE - RS
327			2	JAMIE - RS
329	2			TREY-CS
331	20			TREY-CS
333	4			TREY-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
334	2			TREY-CS
335	26			TREY-CS
336	20			TREY-CS
337	3			TREY-CS
338	5			TREY-CS
340	15			TREY-CS
341			2	JAMIE - RS
343	12			TREY-CS
344		1		ALEX -WS
345		10		ALEX -WS
346			2	JAMIE - RS
347			22	JAMIE - RS
348	2			TREY-CS
349	1			TREY-CS
350		68		ALEX -WS
351	3			TREY-CS
352			25	JAMIE - RS
353	76			LAURA-CS
354			17	JAMIE - RS
357			2	JAMIE - RS
359	2			LAURA-CS
360	14			LAURA-CS
362			1	JAMIE - RS
363	13			LAURA-CS
364		21		ALEX -WS
366		5		ALEX -WS
367		77		ALEX -WS
368		206		ALEX -WS
369		2		ALEX -WS
370	52			TREY-CS
371	7			TREY-CS
372	3			LAURA-CS
373	35			LAURA-CS
375			47	JAMIE - RS
376		24		ALEX -WS
377	14			LAURA-CS
378	3			LAURA-CS
379	1			LAURA-CS
380	13			LAURA-CS
382	2			LAURA-CS
384			65	JAMIE - RS
385	39			LAURA-CS
386			16	JAMIE - RS
387		1		ALEX -WS
388			7	JAMIE - RS
389	6			LAURA-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
390	3			LAURA-CS
391	2			LAURA-CS
392		8		ALEX -WS
393	5			LAURA-CS
394			4	JAMIE - RS
395			3	JAMIE - RS
396	11			LAURA-CS
398	17			LAURA-CS
399		49		ALEX -WS
400			4	JAMIE - RS
401	19			LAURA-CS
402			43	JAMIE - RS
403			55	JAMIE - RS
404		62		ALEX -WS
405	29			LAURA-CS
406	2			LAURA-CS
407	5			LAURA-CS
408			1	JAMIE - RS
409			3	JAMIE - RS
410	6			LAURA-CS
411			88	JAMIE - RS
412		1		ALEX -WS
413	32			LAURA-CS
414	64			LAURA-CS
415			2	JAMIE - RS
416			46	JAMIE - RS
417	23			LAURA-CS
418	3			LAURA-CS
419	26			LAURA-CS
421	5			LAURA-CS
422	1			LAURA-CS
425	19			LAURA-CS
426	1			LAURA-CS
430			13	JAMIE - RS
431	1			LAURA-CS
432	9			LAURA-CS
433	7			LAURA-CS
434	31			LAURA-CS
435			1	JAMIE - RS
436			5	JAMIE - RS
438	6			LAURA-CS
439	56			LAURA-CS
440	15			LAURA-CS
441	20			LAURA-CS
442			2	JAMIE - RS
443	6			LAURA-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
445	5			LAURA-CS
446	3			LAURA-CS
447	283			LAURA-CS
448	35			LAURA-CS
449	18			LAURA-CS
450	10			LAURA-CS
451		22		ALEX -WS
452			19	JAMIE - RS
453		1		ALEX -WS
454		12		ALEX -WS
455	8			LAURA-CS
456			30	JAMIE - RS
457	1			LAURA-CS
458	4			LAURA-CS
459	1			LAURA-CS
460	22			LAURA-CS
461	5			LAURA-CS
462			11	JAMIE - RS
463	7			LAURA-CS
464			12	JAMIE - RS
466			2	JAMIE - RS
468		3		ALEX -WS
470	8			LAURA-CS
471			1	JAMIE - RS
472	7			LAURA-CS
473	6			LAURA-CS
474			90	JAMIE - RS
475			98	JAMIE - RS
476	9			LAURA-CS
477			47	JAMIE - RS
478	2			LAURA-CS
479	9			LAURA-CS
481	1			LAURA-CS
483	1			LAURA-CS
484	1			LAURA-CS
485	2			LAURA-CS
486	7			LAURA-CS
487	4			LAURA-CS
488	11			LAURA-CS
489		24		ALEX -WS
490			17	JAMIE - RS
492	8			LAURA-CS
493	10			LAURA-CS
494	8			LAURA-CS
495	1			LAURA-CS
497	7			LAURA-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
498	57			LAURA-CS
499			5	JAMIE - RS
500			103	JAMIE - RS
502	68			LAURA-CS
503		46		ALEX -WS
504		44		ALEX -WS
505	32			LAURA-CS
506	8			LAURA-CS
507	20			LAURA-CS
508	9			LAURA-CS
509	24			LAURA-CS
510			5	JAMIE - RS
511	22			LAURA-CS
512	14			LAURA-CS
513			7	JAMIE - RS
518	3			LAURA-CS
521	5			LAURA-CS
522	21			LAURA-CS
523			3	JAMIE - RS
524			18	JAMIE - RS
526			69	JAMIE - RS
527			4	JAMIE - RS
528			7	JAMIE - RS
529			2	JAMIE - RS
530			14	JAMIE - RS
531			8	JAMIE - RS
532			11	JAMIE - RS
535			4	JAMIE - RS
537			3	JAMIE - RS
538			2	JAMIE - RS
539			5	JAMIE - RS
540			3	JAMIE - RS
541			4	JAMIE - RS
542			6	JAMIE - RS
545	1			LAURA-CS
546	2			LAURA-CS
547	3			LAURA-CS
548			8	JAMIE - RS
549	55			LAURA-CS
550	17			LAURA-CS
551	7			LAURA-CS
552	15			LAURA-CS
553	8			LAURA-CS
554	2			LAURA-CS
555	13			LAURA-CS
556	18			LAURA-CS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
557		37		ALEX -WS
558	11			LAURA-CS
559		17		ALEX -WS
560		31		ALEX -WS
561		10		ALEX -WS
562			17	JAMIE - RS
563	6			LAURA-CS
564		1		ALEX -WS
565			37	JAMIE - RS
566	3			LAURA-CS
567			8	JAMIE - RS
568			5	JAMIE - RS
569			2	JAMIE - RS
570			6	JAMIE - RS
572			27	JAMIE - RS
573		4		ALEX -WS
574		1		ALEX -WS
576	3			LAURA-CS
577		23		ALEX -WS
578	12			LAURA-CS
579	29			LAURA-CS
580	2			LAURA-CS
581			12	JAMIE - RS
582	11			LAURA-CS
583			31	JAMIE - RS
584			10	JAMIE - RS
585			14	JAMIE - RS
586			3	JAMIE - RS
588	3			LAURA-CS
590	13			LAURA-CS
592			2	JAMIE - RS
593	12			LAURA-CS
594	2			LAURA-CS
595	9			LAURA-CS
596	12			LAURA-CS
597	20			LAURA-CS
598	32			LAURA-CS
599	40			LAURA-CS
600			4	JAMIE - RS
601			23	JAMIE - RS
602			24	JAMIE - RS
603			8	JAMIE - RS
605			48	JAMIE - RS
606			3	JAMIE - RS
607			14	JAMIE - RS
608			39	JAMIE - RS

2026 WORK PLAN OUTLINE

ABSTRACT	CS	WS	RS	APPRAISER
609	113			LAURA-CS
610			2	JAMIE - RS
612	9			LAURA-CS
616	2			LAURA-CS
618			9	JAMIE - RS
619	1			LAURA-CS
621	6			LAURA-CS
623			6	JAMIE - RS
624			21	JAMIE - RS
625	3			LAURA-CS
627	6			LAURA-CS
628	5			LAURA-CS
629	176			LAURA-CS
TOTALS	4228	1477	2954	

* STAFF AND TIME PERMITTING

**EAGLE PROPERTY TAX
APPRAISAL & CONSULTING, Inc.**

REAPPRAISAL PLAN

**2025-2026
COLORADO CAD**

INTRODUCTION

Passage of Senate Bill 1652 amended Section 6.05 of the Texas Property Tax Code by adding Subsection (i) to read as follows:

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

PLAN FOR PERIODIC REAPPRAISAL REQUIREMENT:

Senate Bill 1652 amends Section 25.18, Subsections (a) and (b) to read as follows:

- (a) Each appraisal office shall implement the Plan for Periodic Reappraisal of Property approved by the board of directors under Section 6.05 (i).
- (b) The plan shall provide for the following reappraisal activities for all real 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 the location and market area of property, physical attributes of property such as size, age, and condition, legal and economic attributes, and the identification of 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.

REVALUATION DECISION (REAPPRAISAL CYCLE)

The Colorado CAD, by policy adopted by the Board of Directors and the Chief Appraiser, reappraises all property in the district every year. The reappraisal may consist of field inspections, CAMA, or both. The reappraisal year is a complete appraisal of all properties in the district. Tax year 2025 is a reappraisal year and tax year 2026 is a reappraisal year.

Additionally, every tax year, the district inspects and appraises new construction and adds those properties to the appraisal roll. The district also inspects and reappraises properties that have been remodeled or demolished, properties with additions, properties with fire damage, or properties with any change or damage. These changes are found through building permits issued by the city. However, since building permits are not required for properties outside the city limits, District staff maintains a file of newspaper clippings that pertain to changes in property and all District staff remains alert to visual changes in properties. Throughout the year, notes are made on those visual changes and all information is provided to the field appraiser. The field appraiser will also conduct detailed field inspections of properties if requested by the owner and reappraise these properties as necessary. The district is contracted with Eagle Property Tax Appraisal & Consulting, Inc. to perform the commercial appraisals and field inspections.

Eagle Property Tax Appraisal & Consulting, Inc. compiles all sales by school district. Problematic areas are further researched and may indicate the use of market modifiers. The use of these modifiers is the predominant method of adjusting sales for location and time. Values throughout the county may be adjusted by use of market modifiers during the reappraisal year.

PLANNING AND ORGANIZATION

A calendar of key events with critical completion dates is prepared for each area of work. This calendar identifies key events for appraisal, clerical, customer service, and information systems. A calendar is prepared for the years 2025 and 2026. Production standards for field activities are calculated and incorporated in the planning and scheduling process. Refer to the district's timeline and schedule in the Written Plan for Periodic Reappraisal.

Eagle Property Tax Appraisal & Consulting, Inc. will begin field inspections of the district's scheduled reappraisal area on or about the first Tuesday following Labor Day in September 2024 and will complete all inspections and schedules by April 1, 2025, for the 2025 tax year. Eagle Property Tax Appraisal & Consulting, Inc. will begin field inspections of the district's scheduled reappraisal area on or about the first Tuesday following Labor Day in September 2025 and will complete all inspections and schedules by April 1, 2026, for the 2026 tax year.

The district shall provide Eagle Property Tax Appraisal & Consulting, Inc. appraisers the field cards that contain specific information regarding the property being appraised. These cards contain brief legal descriptions, ownership interests, property use codes, property addresses, land size, and sketches of improvements as well as detailed information of any improvements. Appraisal field inspection procedures require the appraisers to check all information on the field cards and

to update the information when necessary. All new improvements shall be measured, classed, and assigned the appropriate depreciation amount. Structures that have been demolished or removed shall be marked off the appraisal card. Properties with extensive improvement remodeling shall be identified and the field inspection shall identify and update the property characteristic data. The appraiser shall note the date of the inspection on the card and place his initials on the card. The appraiser shall take pictures, with each picture having a date, and note the picture number on the appraisal card.

Each year, Eagle Property Tax Appraisal & Consulting, Inc. will test real property market areas, by property classification. The market areas shall be tested for low or high ratio sales and/or high coefficients of dispersion. Market areas that fail any or all of these tests are determined to be problematic. Field inspections are scheduled to verify and/or correct property characteristic data. Additional sales data is researched and verified.

The International Association of Assessing Officers' Standard on Mass Appraisal of Real Property specifies that the universe of properties shall be re-inspected on a cyclical basis of at least once every three years. The re-inspection includes physically viewing the property, photographing, and verifying the accuracy of the existing data. **The annual re-inspection requirements for tax years 2025 and 2026 are identified and scheduled in the District's Written Plan for Periodic Reappraisal.**

In addition to the three-year cycle set out by the district's reappraisal plan, Eagle Property Tax Appraisal & Consulting, Inc. will perform ratio studies annually to determine areas or categories of properties within the CAD which need to be reappraised within the current year based on ratios. Any areas or categories whose ratios are above, or below statutory requirements shall be reappraised in the current year regardless of the area in which they are located. This two-fold approach will insure not only that all residential and commercial property within the CAD is reappraised at least once every three years, but also that all other categories within the CAD are reviewed annually so that the district stays current with respect to market value in those areas where residential and/or commercial property values appear to be changing rapidly.

MASS APPRAISAL SYSTEM

REAL PROPERTY VALUATION

Revisions to cost models, income models, and market models are specified, updated, and tested each year.

Cost schedules are tested with market data (sales) to ensure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables as well as depreciation tables are tested for accuracy and uniformity using ratio study tools and compared with cost data from recognized industry leaders. Eagle Property Tax Appraisal & Consulting, Inc. utilizes the national publication of cost schedules of Marshall Valuation Services.

Land Schedules are updated using current market data (sales) and then tested with ratio study tools. Value schedules are developed and tested on a pilot basis with ratio study tools.

PERSONAL PROPERTY VALUATION

Eagle Property Tax Appraisal & Consulting performs personal property valuations only in some Districts.

Density schedules are tested using data received during the previous tax year from renditions and hearing documentation. Valuation procedures are reviewed, modified as needed, and tested.

HEARING PROCESS

Eagle Property Tax Appraisal & Consulting, Inc. representatives conduct informal hearings with protesting property owners. If the protest cannot be settled within the guidelines set out by the district's informal hearings procedures, the property owner may elect to proceed to a formal hearing before the Appraisal Review Board.

Eagle Property Tax Appraisal & Consulting, Inc. representatives will be present at formal ARB hearings and will present and defend the appraisals performed. Further, Eagle Property Tax Appraisal & Consulting, Inc. will provide the district with the calculations of schedules and final schedules.

STAFFING:

Eagle Property Tax Appraisal & Consulting, Inc. contracts with appraisers who are certified or are working on obtaining certification. Contractors are assigned to various counties but may also work with any of the company's contracted appraisal districts.

NOTICE OF PUBLIC HEARING

COLORADO COUNTY CENTRAL APPRAISAL DISTRICT WRITTEN PLAN

The Colorado County CAD will hold a public hearing on the proposed Reappraisal Written Plan for the fiscal years 2025-2026.

The public hearing will be held on September 16, 2024, at 3:15 p.m. in the Colorado County Central Appraisal District Board Room at 106 Cardinal Lane, Columbus, Texas.

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 of the Texas Property Tax Code. The plan shall provide for the reappraisal activities for all real and personal property in the appraisal district at least once every three years.

If approved by the appraisal district board of directors at the public hearing, this proposed Written Plan would take effect January 1, 2025, and end December 31st, 2026.

A copy of the proposed written plan will be made available for public inspection in the office each of the governing bodies within the boundaries of the appraisal district. A copy is also available for public inspection at the appraisal district office.

COLORADO COUNTY
CENTRAL APPRAISAL DISTRICT
P O BOX 10
COLUMBUS, TX 78934
PHONE: (979) 732-8222


James Prichard, Secretary
Colorado County Appraisal
District Board of Directors


Date

(Please publish one time in your issue. The notice should be no smaller than ¼ page of a standard-size or tabloid-size newspaper and may not be published in the part of the paper in which legal notices and classified advertisements appear. Please bill us accordingly.)

AGENDA OF SPECIALLY CALLED MEETING AND PUBLIC HEARING
OF THE BOARD OF DIRECTORS FOR THE COLORADO COUNTY
CENTRAL APPRAISAL DISTRICT ON THE
REAPPRAISAL WRITTEN PLAN AND ON THE 2025 COLORADO COUNTY APPRAISAL
DISTRICT BUDGET

August 29, 2024

DATE: September 16, 2024

TIME 3:15 P.M.

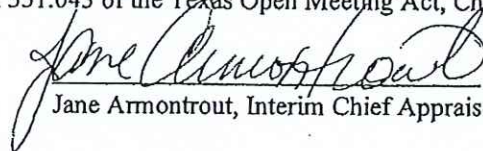
PLACE: COLORADO COUNTY APPRAISAL DISTRICT OFFICE BUILDING
106 CARDINAL LANE COLUMBUS, TEXAS 78934

DELIBERATE AND CONSIDER ACTION ON THE FOLLOWING ITEMS:

1. CALL TO ORDER/DECLARATION OF A QUORUM
 - A. Agenda as Posted
2. PUBLIC PARTICIPATION
 - A. Conduct a Public Hearing on the 2025-2026 Reappraisal Written Plan for the Colorado County Central Appraisal District; Receive Public Comments Related to the Written Plan.
 - B. Conduct a Public Hearing on the 2025 Budget for the Colorado County Central Appraisal District; Receive Public Comments Related to the Budget.
 - C. Comments from the Board of Directors
3. ADJOURN

EXECUTIVE SESSION MAY BE ENTERED INTO PURSUANT TO TEXAS
GOVERNMENT CODE, SECTIONS 551.071, 551.072 AND 551.074

Posted this 29th day of August 2024, pursuant to Section 551.043 of the Texas Open Meeting Act, Chapter 551 of the Government Code.


Jane Armontrout, Interim Chief Appraiser

The Colorado County Appraisal District Office Building is Wheelchair Accessible and Accessible Parking spaces are available. A person who needs additional assistance for entry or access should notify the CAD office (979-732-8222).

AGENDA OF SPECIALLY CALLED MEETING
OF THE BOARD OF DIRECTORS FOR THE COLORADO COUNTY
CENTRAL APPRAISAL DISTRICT ON THE
REAPPRAISAL WRITTEN PLAN AND ON THE 2025 COLORADO COUNTY APPRAISAL
DISTRICT BUDGET

August 29, 2024

DATE: September 16, 2024

TIME 3:25 P.M.

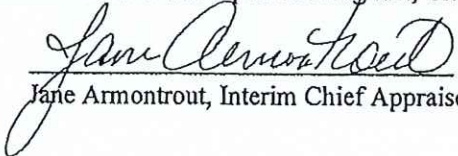
PLACE: COLORADO COUNTY APPRAISAL DISTRICT OFFICE BUILDING
106 CARDINAL LANE COLUMBUS, TEXAS 78934

DELIBERATE AND CONSIDER ACTION ON THE FOLLOWING ITEMS:

1. CALL TO ORDER/DECLARATION OF A QUORUM
 - A. Agenda as Posted
2. NEW BUSINESS ITEMS
 - A. Discuss/Adopt the 2025-2026 Reappraisal Written Plan for the Colorado County Central Appraisal District.
 - B. Discuss/Adopt the 2025 Colorado County Appraisal District Budget for \$2,020,530.00.
3. ADJOURN

EXECUTIVE SESSION MAY BE ENTERED INTO PURSUANT TO TEXAS
GOVERNMENT CODE, SECTIONS 551.071, 551.072 AND 551.074

Posted this 29th day of August 2024, pursuant to Section 551.043 of the Texas Open Meeting Act, Chapter 551 of the Government Code.


Jane Armontrout, Interim Chief Appraiser

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