

Mass Appraisal Summary Report



2025`

REAPPRAISAL PROGRAM REPORT

The purpose of this report is to aid the taxpaying public in obtaining a better understanding of the methods and techniques utilized by the Fayette County Appraisal District (FCAD) in the valuation and reappraisal of taxable property within Fayette County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2006. A more detailed and comprehensive operations manual is also maintained by FCAD.

The Chief Appraiser is the chief administrative and executive officer of the Appraisal District. The Chief Appraiser employs and directs the District's staff, oversees all aspects of the Appraisal District's operations, and performs either directly or through the District's staff a variety of legal operations.

The Chief Appraiser's responsibilities are as follows:

1. Discover, list and appraise property;
2. Determine exemption and special appraisal requests;
3. Organize periodic reappraisals; and
4. Notify taxpayers, taxing units and the public about matters that affect property values.

FCAD consist of the following sections:

- Administration
- Appraisal
- Data
- Collections

The Fayette County Appraisal District contracts with Harris Govern, Inc. for computer services and Pritchard & Abbott, Inc. for appraisal services on mineral and industrial properties. The Administration Department consists of the Chief Appraiser, Deputy Chief Appraiser, and the Office Manager. This department is responsible for the entire operations of the district and carries out the administration responsibilities of the district exclusively. Those duties include the area of responsibility found in Section 6.00 Tax Code. In addition the Administration Department is responsible for: Residential, Commercial, Personal Property, Data, Mapping, Appraisal Roll, Levy Roll and Collections. The district consists of the Chief Appraiser, Deputy Chief Appraiser, Office Manager,

J7	Cable Television Company	13	463,720
J8	Other Type of Utility	18	4,328,910
J9	Railroad Rolling Stock	1	17,582,321
L1	Commercial Personal Property	1,096	111,272,626
L2	Industrial Personal Property	325	174,142,240
M1	Tangible Other Personal (Mobile Home)	801	33,243,380
S	Special Inventory Tax	20	14,829,340
X	Totally Exempt Property	8,052	605,730,446
TOTAL			16,812,292,753

2024 Exemption Breakdown

Disabled Vet 1	56	568,001
Disabled Vet 1 Spouse	1	5,000
Disabled Vet 2	33	346,500
Disabled Vet 2 Spouse	12	15,000
Disabled Vet 3	43	400,270
Disabled Vet 3 Spouse	1	10,000
Disabled Vet 4	112	1,029,986
Disabled Vet 4 Spouse	3	36,000
100 % Disabled Vet Homestead	149	40,959,232
100% Disabled Vet HS Spouse	3	607,894
Exempt	204	8,272,240
Exempt – 11.184	6	3,474,090

- c) an item with a value of less than \$50, excluding cash or a negotiable instrument;
- 3) not use information received in connection with the duties of an appraiser, assessor, or collector for their own purposes, unless such information can be known by ordinary means to any ordinary citizen;
- 4) not engage in an official act that is dishonest, misleading, fraudulent, deceptive, or in violation of law;
- 5) not conduct their professional duties in a manner that could reasonably be expected to create the appearance of impropriety;
- 6) not accept an appraisal, assessment, or collection related assignment that can reasonably be construed as being in conflict with the registrant's responsibility to their jurisdiction, employer, or client, or in which the registrant has an unrevealed personal interest or bias; and
- 7) not accept an assignment or responsibility in which the registrant has a personal interest without full disclosure of that interest.

RECORD KEEPING

Retention periods for documents including appeal records, appraisal cards, appraisal correspondence, appraisal field notes, appraisal monitoring documentation, appraisal roll amendments and notices, appraisal rolls and abstracts are required by the State of Texas. These requirements differ from the record keeping requirements of USPAP; therefore a **JURISDICTIONAL EXECPTION** applies. A copy of this retention period document as it applies to appraisal districts as well as a signed Certification and Acceptance sheet and listing of the retention period are available.

Pursuant to Local Government Code §203.041-Texas State Library and Archives Commission SLR 500 (2/93), original filing July 28, 1994, Page 6 of 45.

EDUCATIONAL REQUIREMENTS

The Texas Department of Licensing and Regulation requirements for certification of appraisers consists of educational requirements under time allotments. Successful

To Advance to Class IV (RPA)

(2 years)

Course 7 Texas Property Tax Law

Course 5 Mass Appraisal Concepts

**Course 10 Appraisal Analysis or
Demonstration Appraisal**

Class IV Appraisal (RPA) Exam

Fayette County currently has seven staff members with the RPA Designation and one with the Class III designation. In order to maintain their level of expertise, continue their education and keep abreast of new innovation in the industry, all employees of Fayette County Appraisal District attend conferences, workshops and meetings when these courses pertain to their job descriptions.

PROPERTY IDENTIFICATION

Fayette County Appraisal District field cards and appraisal records identify properties by property id, situs (physical) address (when applicable), and current owner's name and property description. Physical addresses are listed when this information is known. Some properties such as unimproved land or buildings with rural addresses or box numbers may state only the street or road name since a specific physical address is not known by the Appraisal District. Appraisers are constantly updating the physical addresses as they become aware of them.

The field cards and appraisal records only obtain a brief legal description of the property. The description may be a full legal description or it may be in abbreviated form. There are no metes and bounds described on the field card or appraisal records. The mapping person obtains the deed records from the Fayette County Clerk and uses this information to update the appraisal records and maps for the appraisal district. The account numbers

Fayette County is bordered by Colorado County, Lavaca County, Bastrop County, Lee County, Washington County and Austin County. There are six incorporated cities in Fayette County: La Grange, Fayetteville, Round Top, Carmine, Flatonia and Schulenburg. La Grange serves as the county seat of Fayette County. The 2020 estimated population according to the United States Census Bureau for these communities are as follows: La Grange 4,391; Carmine 244; Fayetteville 246; Flatonia 1,308; Round Top 87; and Schulenburg 2,633. The total estimated 2020 population according to the U. S. Census Bureau is 24,435.

NEIGHBORHOOD ANALYSIS

A neighborhood is a group of complementary land uses affected equally by the four forces that influence property value: social trends, economic circumstances, governmental contracts and regulations, and environmental conditions. These factors have an impact on the value of properties within this grouping and in turn on properties being appraised.

Individual neighborhood boundaries within the County vary according to market indications and the type of property being appraised. The boundaries of these neighborhoods may be physical, geographical or political in nature. Generally, residential neighborhoods consist of individual subdivisions or areas of similar properties located within the same cities or school districts. Commercial neighborhoods may be smaller areas within a city, an entire city or rural area. Industrial neighborhoods may include the entire County or areas along transportation corridors. Defining neighborhood boundaries depends on the subject of the appraisal assignment.

HIGHEST AND BEST USE ANALYSIS

The highest and best use of real estate is defined as the most reasonable and probable use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible, and the most profitable of the potential uses. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact. In order to complete the highest and best use analysis of a property, an appraiser must estimate its highest and best use as if the land were vacant. This estimate ignores the value of and the restrictions created by any existing improvements. It is the highest value the land could have if it were

and materials. Commercial and Industrial classifications are more detailed and are based on a variety of building styles and uses.

The age of an improvement is based on effective age and is used to estimate depreciation. Effective age is the age the property appears to be due to maintenance and upkeep. Effective age for a house that is properly maintained may be its actual or chronological age; however, if a structure suffers from deferred maintenance due to neglect; its effective age may be older than the actual age. In contrast, if a house is an older structure and has been remodeled or updated, its effective age may be less than its actual age.

Depreciation is estimated by the condition of the improvement. Appraisers in the field usually inspect improvements from the exterior. The interior is assumed to be similar to the exterior. If the taxpayer requests, an interior inspection will be made by appointment. Foundation problems may occur in varying degrees and may also result in a value loss. FCAD measures foundation problems with a percent adjustment starting at five percent and up depending on the severity of the problem. The most severe failure is adjusted by cost information from local foundation contractors who specializes in foundation repairs.

VALUATION ANALYSIS

FCAD valuation schedules are divided into three main classifications: Residential, Commercial and Personal Property. These schedules are based on the most appropriate data available. Miscellaneous special categories such as mobile homes, special inventory, and agricultural land are appraised using different techniques. Depreciation tables are also included within these schedules. These tables are calibrated from cost data as well as sales data and are updated as needed. The Commercial Schedules are based on cost data obtained from Marshal & Swift Valuation Services.

Residential Schedules

Residential schedules are cost-based tables modified by actual sales with the cost reflecting the actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the

Land

FCAD values land based on market transactions. Units of comparison depend on how the property is purchased and marketed. For example, large acreage tracts are usually purchased based on the price paid per acre. Commercial tracts are purchased based on the price per square foot and in some cases by price per acre. Residential properties are also purchased by the price per square foot, but in some cases by price per acre. Land prices vary throughout Fayette County and are dependent upon homogenous areas. FCAD has a land table based on acreage for each school district in the county. Land tables within each city are divided by subdivisions based on price per square foot.

Commercial Schedules

Commercial valuation schedules are market-modified, cost-based tables reflecting replacement cost new of the subject property. Market research indicates that the common unit of comparison for new, commercial construction is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or the value of the item as a whole. These schedules were originally formulated from the cost of new commercial construction when the data was available and tested against Marshall & Swift Valuation Service.

The commercial schedule is based on type of construction, quality of construction, age of structure, condition and contributory value of extra items. The types of commercial buildings vary greatly depending on the intended use of the property. The quality for most building types is low cost, average, good and very good. However, the quality does not vary from class to class.

Personal Property

The Personal Property Schedule values furniture, fixtures, and equipment as well as inventories. The schedule is based on cost less depreciation. The data to develop these schedules is compiled from various sources including cost manuals and acquisition information provided by the property owner. Sales information of personal property or inventory is difficult to obtain because the personal property or inventory is usually included in the sale of a business and not sold separately.

Current publications and sources of information for personal property include the following:

residential properties, commercial properties as well as industrial properties. Sales data is compiled and improved properties are physically inspected as needed. These sales are compared to the existing data after inspection and changes are made if necessary. Changes may include age and condition of any improvements as well as any additions to the property before the sale.

Sales may indicate an upward or downward trend in the market as well as changes in property uses. Multiple sales of the same property over a period of several years are usually reliable indicators of changes in the market for time. Individual sales are analyzed to meet the test of market value. Only arms length transactions are considered. Examples of sales that may not be considered are:

- Properties are acquired through foreclosures or auctions.
- Properties sold between relatives.
- The buyer or seller is under duress and may be compelled to sell or buy.
- Financing may be non-typical or below or above prevailing market rates.
- Considerable improvements or remodeling have been completed since the date of the sale and the appraiser is unable to make judgments on the property's condition at the time of sale.
- Properties sold due to relocation or through divorce proceedings.
- Conversations with parties involved indicate that they believe they paid above or below current market value.
- Property purchased through estate sale.
- The sale involved personal property and market value of personal property cannot be determined.

After the sales have been inspected and analyzed, dividing the appraised value of the property by its actual sales price derives a sales ratio. These ratios are used to estimate current values and are good indicators of any changes that may be taking place in the market. Statistical analysis and paired sales analysis are performed to update or modify schedules.

Reliable commercial and residential sales data as well as income and expense information is difficult to obtain and is not generally available to the appraisal district. The State of

- City of Fayetteville
- City of Flatonia
- City of La Grange
- City of Round Top
- City of Schulenburg
- Fayette County
- Fayetteville Independent School District
- Flatonia Independent School District
- La Grange Independent School District
- Round Top-Carmine Independent School District
- Schulenburg Independent School District
- Fayette County Groundwater Conservation District
- Lee-Fayette Counties Cummins Creek WCID
- Monument Hill WCID

Fayette County Appraisal District has county maps and subdivision maps available on the computer Geographical Information System (GIS).

COLLECTION OF FIELD DATA FOR REAPPRAISAL

Fayette County Appraisal District conducts a complete countywide reappraisal on an annual basis by physical inspection, sales analysis and by analyzing the cost of new construction. All or some schedules may change annually depending on the market. Intensive on site inspections are made on all properties in a certain school district each year. Every year all new properties are inspected, measured, and added to the appraisal roll. Building permits throughout the county are obtained, analyzed, and accounts are coded for a field inspection. Individual properties are also reappraised due to changes to the conditions of the property. Field inspections are also conducted by the request of the property owner.

Appraisal District does not assume responsibility for the accuracy of such items that were furnished by other parties.

6. Sales and expense data for commercial and industrial transactions are difficult to obtain. Limited time and budgetary restraints experienced by the Appraisal District restricts or limits the use of the income approach to value.
7. Renditions and certain sales data and surveys received by the Appraisal District are confidential information and not open for public inspection. Sales data is accessible to property owners only if the data was obtained without a confidential disclosure affidavit. All sales used to appraise a property are available for inspection by the property owner if the property is the subject of a protest.
8. Fayette County Appraisal District is a public agency and political subdivision of the State of Texas. Appraisal districts operate according to the Texas Property Tax Code enacted into law by the 66th Texas Legislature in 1979. Jurisdictional exceptions to Uniform Standards of Professional Appraisal Practice (USPAP) may apply when these standards conflict with the Texas Property Tax Code.

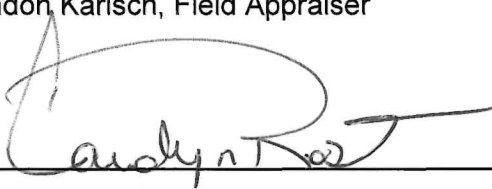
CERTIFICATION

We certify that, to the best of our knowledge and belief, the information in this report is true and accurate. The reported analyses, opinions and conclusions are limited only by the assumptions and limiting conditions and is our personal, unbiased professional analyses, opinions, and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent on a predetermined or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The appraisal staff provided professional assistance to this report for the Fayette County Appraisal District as well as Pritchard & Abbott, Inc. Pritchard & Abbott's appraisal firm estimates values for complex industrial properties, utilities and mineral interests located

Brandon Karisch, Field Appraiser

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

Carolyn Rost, Field Appraiser

A handwritten signature in blue ink, appearing to read "Wacey Buro", written over a horizontal line.

Wacey Buro, Field Appraiser

A handwritten signature in blue ink, appearing to read "Nicole Adamcik", written over a horizontal line.

Nicole Adamcik, Field Appraiser

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

Brenda Schilhab, Personal Property Dept.