

RFQ 2024-02 Land Valuation Services Addenda

1. What is the initial tax year targeted for implementation of these processes and data?

The expectation is to have land values developed for the 1/1/2025 valuation date, and once annually for the subsequent 1/1 valuation dates.

2. Is deeded acreage available?

Yes

3. Are datasets containing parcel, building, and environmental characteristics like LUC, class, market area / neighborhood, special use, restrictions, and valuation available?

Yes

4. Are GIS parcel polygons available?

Yes

5. What additional parcel level GIS data is available?

Land adjustments currently in CAMA, parcel size, flood map, topographical map, Austin view Corridors, zoning

6. How are market areas delineated?

Historical data has developed market areas based on land/building ratios, zoning, typical site sizes clusters, ratio studies, water frontage, and sales analysis. Market areas are clearly defined in CAMA and GIS layers are available.

7. How actively is land data maintained?

Land has been updated annually. One objective of this process is to aid in the identification of irregular size/shape, flood impacts, traffic arterial impacts, viewsheds, etc., on a more uniform and countywide basis.

8. When was land data last collected?

2023. Collection is currently occurring during the current discovery period and physical inspection process

9. Are there any mandatory data sources we should use?

None

10. Can you provide more details on the specific challenges faced with the current land valuation processes?

The typical issues with land surrounding: equitable application of adjustments, the lack of sales data for vacant land in an urban setting, complicated by non-disclosure. Difficulty in determining allocation and extraction benchmarks.

11. Are there any specific areas within Travis County that require special attention or have unique characteristics?

The Central Business District, Areas surrounding Lake Travis and Colorado River, and outlying agricultural rural land.

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12. Given that Texas is a non-disclosure state, what data sources does the jurisdiction subscribe to today to overcome that challenge? Would these resources be available to the vendor under the release of an NDA?

This RFQ requires the selected vendor to provide their own data sources.

13. Does the TCAD have any prior experience with machine learning?

Not applicable.

14. What format and level of detail are required for the land tables and schedules?

Land schedules on Excel spreadsheets and pdf reports will be most helpful. The details should be sufficient to support the appraisal decisions made and serve as evidence provided to property owners during protests. The schedules should identify the unit measure (i.e., sf, acre, site) and should show the segregation used and provide evidence in the form of sales, allocation, or another methodology. All adjustments applied to the land should be clearly listed, and their application should be clearly discernable.

15. Are there any existing templates or standards we should follow?

Texas Property Tax Code, Comptroller guidance, and IAAO standards on mass appraisal and ratio studies are applicable. We encourage standard templates but do not need to guide their development, allowing for vendor use of currently developed tools.

16. What specific GIS software and tools are currently in use?

Esri map service layers, rest service is in development, historical and current ortho and oblique aerial photography are available.

17. How should we document and communicate the data sources and processes used?

A USPAP-compliant report should explain the scope of work, appraisal approaches, and methodology used. The land values should be provided per parcel in spreadsheet or database formats, inclusive of base land values and adjustments and final adjusted land values.

18. Would the County be open to a phased approach?

Our intention is have all land considered for 1/1/2025 valuation with reports delivered 2/1/2025.