

REAPPRAISAL PLAN SUMMARY

TAX YEARS **2025** & **2026**



Please see the detailed Reappraisal Plan for more specific information concerning the 2025 & 2026 reappraisal efforts.



REAPPRAISAL PLAN DEVELOPMENT

The reappraisal plan is developed in compliance with the International Association of Assessing Officers (IAAO) manual Property Appraisal and Assessment Administration (Chapter 13 Mass Appraisal). Additional directions are provided in the IAAO Standard on Mass Appraisal of Real Property-2017.

REVALUATION POLICY

Section 25.18 of the Texas Property Tax Code requires each appraisal district to implement a plan biennially to conduct reappraisal activities for all real and personal property at least once every three years.

PERFORMANCE ANALYSIS

The certified values from the previous tax year will be analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity county-wide and by market area within property reporting categories. Ratio studies will be conducted in compliance with current *Standards on Ratio Studies* of the International Association of Assessing Officers (IAAO).

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for tax year 2025 are detailed in the 2025 budget, as adopted by the Board of Directors. A copy of the 2025 budget can be found online at traviscad.org/publicinformation. Staffing requirements for each operation and production activity will be identified and allocated accordingly to meet mandatory timelines. Aerial and oblique images and map layers will be updated according to available funding and contract specifications. Staffing and budget requirements for the 2026 tax year will be handled in a similar manner and detailed in the 2026 budget, as adopted by the Board of Directors no later than September 15, 2025.

PLANNING AND ORGANIZATION

A calendar of key events with critical completion dates will be prepared for each major production activity and recurring project. Production standards for field activities are calculated and incorporated in the planning and scheduling process to reach goals and mandates set by both the District management, the Board of Directors, and the Texas Property Tax Code.



MASS APPRAISAL SYSTEM

Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled with the Information Technology division and the District's software vendor. All computer forms and IT procedures are reviewed and revised as required.

DATA COLLECTION

Field and office procedures will be reviewed and revised as required for data collection. Activities scheduled for each tax year include discovery and listing of new construction, demolition, and remodeling; re-inspection of problematic market areas and the universe of properties on a three-year cycle, as feasible; and verification of sales data and property characteristics. Re-inspection of properties will be completed on a three-year cycle by physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial and oblique imagery, street-level photographs, surveys, maps, and property sketches. These reliable means comply with generally accepted appraisal methods and techniques.

PILOT STUDY BY YEAR

Analysis of current market data will provide guidelines for the revision of mass appraisal models. These revised models will be tested using ratio studies conducted by property type and market areas. Ratio studies will be conducted in accordance with IAAO standards. The ratio studies determine the accuracy, uniformity, and reliability of estimated values. This analysis will be used to recalibrate the mass appraisal models at least every three years.

VALUATION BY PROPERTY TYPE

Using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplemental standards from IAAO and the Uniform Standards of Professional Appraisal Practices (USPAP). Calculated values are tested for accuracy and uniformity using ratio studies.

MASS APPRAISAL REPORT

Each tax year, the Texas Property Tax Code requires a mass appraisal report to be prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The mass appraisal report will be completed in compliance with USPAP Standard 6.



FINAL PERFORMANCE ANALYSIS

Value defense evidence to be used by the district to meet its burden of proof for market value and appraisal equity in both informal meetings and formal hearings before the Travis County Appraisal Review Board is specified and tested as applicable. In addition, Section 5.10 of the Texas Property Tax Code and provisions of the Texas Government Code require the Texas Comptroller's Property Tax Assistance Division to conduct a property value study of each school district within the state at least once every two years and a ratio study of each appraisal district. This study utilizes statistical analysis of sold properties and appraisals of unsold properties as a basis for assessment ratio reporting.



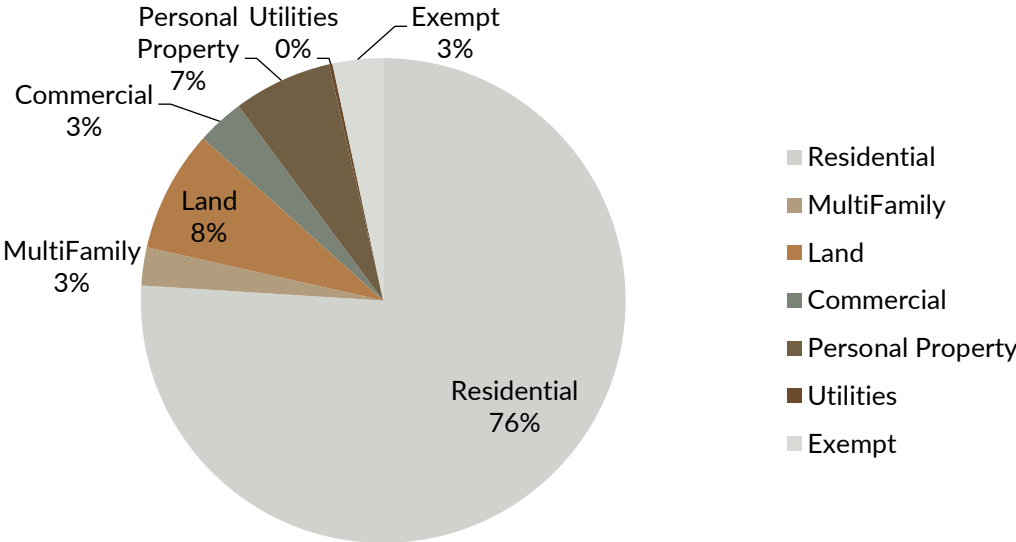
REVALUATION POLICY

SCOPE OF RESPONSIBILITIES

For 2024, the district was responsible for establishing and maintaining approximately 442,701 real property accounts and 40,708 business personal property accounts covering approximately 1,100 square miles within Travis Central Appraisal District’s jurisdiction. The following chart contains the projected numbers of parcels for years 2025 & 2026:

	2020	2021	2022	2023	2024	2025 **	2026 **
Real Estate	413,961	421,149	429,424	436,283	442,701	451,339	459,346
BPP Accts	43,354	42,348	41,818	41,624	40,708	40,395	39,841
Total Accts	457,315	463,497	471,242	477,907	483,409	491,734	499,186
Total # Added	8,245	6,182	7,745	6,665	5,502	8,325	7,453
Total % Increase	1.80%	1.33%	1.64%	1.39%	1.14%	1.69%	1.49%

** Projected number of accounts 2025 and 2026



2024 Percentage by Property Type Value

REAPPRAISAL PLAN ASSUMPTIONS AND LIMITING CONDITIONS

The 2025 & 2026 Reappraisal Plan adopted by the Travis Central Appraisal District Board of Directors will occur no later than September 15, 2024. The assessment dates for the 2025 & 2026 Reappraisal Plan are January 1, 2025, and January 1, 2026, respectively.

Travis CAD’s goal is to appraise all properties within its boundaries at their fair market values as of January 1 of each year by reflecting the market value based on available market data. Travis CAD recognizes that the goal can be reached without reappraising all property within its boundaries annually. It recognizes that market values vary geographically within the boundaries



of the Travis CAD. It also recognizes that the law only requires reappraisal of all property within the boundaries of appraisal districts every three years. The TCAD Reappraisal Plan incorporates 2025 and 2026 building permit and reappraisal account projections that are based on historical data and estimates about the number of properties to be reappraised. At the time of approval for the 2025 & 2026 Reappraisal Plan, a complete listing of the actual properties to be targeted for reappraisal cannot be specifically identified. Travis CAD will undertake a targeted reappraisal approach, as opposed to a geographical reappraisal approach, to better achieve the goal of appraising all property at fair market value as of January 1 while recognizing that reappraisal is not required to be conducted annually. This targeted approach will identify market areas where values are changing at statistically significant levels and complete reappraisal activities in those areas.

Travis CAD Reappraisal Plan will target the properties that meet the following criteria during the appraisal year cycle (September 1 – May 1):

1. Any Residential or Commercial account that has a “25” or “26” re-inspection code.
2. Any Residential or Commercial account that had a partially completed improvement.
3. Any Residential or Commercial account that had a significant building permit issued from one of the twenty-one cities in Travis County from January 1 to December 31 and construction began prior to the assessment date.
4. Any Residential or Commercial new land accounts created by subdivision, condominium declaration, or by split/merge activity.
5. Any Residential or Commercial account where data or inquiry has been provided to Travis CAD that indicates the property had a condition change that is not currently reflected on the record as of January 1.
6. Any Residential account that falls within a Residential Neighborhood that has been targeted for reappraisal based on a neighborhood sales ratio analysis for the current appraisal year. Neighborhood sales ratio analysis occurs in October, January and March of every appraisal year and is based on current market values and the market data available at the time of the analysis. Typically, neighborhoods with overall sales ratios less than 95% or greater than 105% will be targeted for reappraisal.
7. Any Residential account qualifying for residential inventory valuation.
8. Any Commercial account that falls within a Commercial Market Area that has been targeted for reappraisal based on current market analysis. Annual Commercial Market analysis occurs between January and March of each year and consists of sales, cost, and income and expense analysis for the major Commercial portfolios (Apartments, Office, Industrial, Retail, multi-family, hospitality, healthcare) and market areas.
9. Any qualifying Category D1 properties are reappraised annually as to their productivity values, as well as qualifying Category O properties' inventory values.
10. All business personal property accounts.
11. Any real property account in 2025 and 2026 that was last reappraised in 2022 and 2023 respectively.
12. Any account in the reappraisal year in which a rendition has been filed.



Identifying the actual accounts and proposed market value that were targeted for reappraisal based on the criteria for a given appraisal year can be made available to the public after May 1 of any given appraisal year. Please see the detailed Reappraisal Plans below for more specific information concerning the 2025 & 2026 reappraisal efforts.



	Residential	Commercial	Personal Property
2025	<p>Reinspection of all residential parcels in Alpha Areas B,D,I,K, and Q (68,316 properties) with images from field inspections, street, or aerial photographs.**</p> <p>Review all residential high-class residential properties (R1 and R2) to ensure accuracy.</p> <p>Land analysis using multiple methods to ensure accuracy of land values.</p> <p>Complete conversion of all residential neighborhoods to market reflective land tables specifically for lot size to ensure accurate and equitable valuation among geographic areas.</p> <p>Perform ratio studies to ascertain the impact (if any) of the "Home Initiative" land development code within the city of Austin and adjust as needed for the 2025 valuation.</p> <p>Review cost analysis and adjustment of pools across all neighborhoods in the County.</p> <p>Update Residential cost schedules.</p>	<p>Review appraiser portfolios and land regions to maximize productivity, staff knowledge and continued development.</p> <p>Implement sales grids within CAMA system for properties valued using cost approach.</p> <p>Land analysis using multiple methods to ensure accuracy of land values.</p> <p>Create comp sets to define benchmark properties to analyze market trends.</p> <p>Define and implement strategic re-inspection cycle for verification of CAMA data.</p> <p>Transition Hospitality portfolio into income module of CAMA system.</p> <p>Update Commercial cost schedules.</p> <p>Analyze and move Exempt Land parcels to appropriate land regions.</p>	<p>Drive all regions for new existing, moved and/or closed accounts.</p> <p>Inspection required for all field card displaying BPP_F/W REVIEW, BPP_INCREASE 30%, +% UNREND_2024, LD and BPP_DECREASE 50%</p> <p>Onsite inspection of non-rendered accounts that have not rendered in past three years with a value of over \$150,000.</p> <p>Inspect all businesses that have an issued sales tax permit after 11/01/2024.</p> <p>Implementation of field device to complete field work.</p>
2026	<p>Reinspection of all residential parcels in Alpha Areas A,V,L and X (70,053 properties) with images from field inspections, street, or aerial photographs.**</p> <p>Develop map with CAMA vendor comprised of vacant land sales for additional support within residential evidence packets.</p> <p>Enhance comparable selection scoring with CAMA vendor that will assign more weight to sales with the same number of floors, leading to more accurate market and equity grids.</p> <p>Collaborate with the commercial division to review all land in transitional (rural) areas of the county, ensuring equitable and accurate market values.</p> <p>Simplify residential neighborhood naming conventions.</p> <p>Update residential cost schedules.</p>	<p>Review appraiser portfolios and land regions to maximize productivity, staff knowledge and continued development.</p> <p>Land analysis using multiple methods to ensure accuracy of land values.</p> <p>Enhance sale analysis within CAMA system for commercial consistencies in reporting.</p> <p>Transition of Multi-family Portfolio into income module of CAMA system.</p> <p>Update all commercial cost tables.</p> <p>Further development of enhancements within CAMA system income module.</p> <p>Development of mobile CAMA application for commercial field inspections.</p> <p>Analyze and move Exempt Improved properties to appropriate Commercial Portfolios.</p>	<p>Drive all regions for new existing, moved and/or closed accounts and identify properties appraised through physical inspection.</p> <p>Onsite inspection of non-rendered accounts that have not rendered in past three years with a value of over \$150,000.</p> <p>Review values greater than 50% decrease in value due to acceptance of 2025 rendition or appeal. (Exclude certain SIC codes and accounts under \$150,000)</p> <p>Inspect properties with 30% increase or greater due to unreceived rendition (exclude certain SIC codes and accounts under \$150,000)</p> <p>Create online format for taxpayers to submit rendition extension requests, SIT statements/declarations and report BPP account updates (Ownership, sale, relocation of a business or other)</p>

**** In addition to properties identified by building permits, sales, protests, and administrative review**



2024 ORGANIZATIONAL CHART

